

**BUILDING APPROVALS, VICTORIA,  
JANUARY 1995**

**PLEASE NOTE** - Three major changes have taken place in the collection and presentation of Building Approval statistics commencing with the reference month of July 1994.

(1) From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to existing buildings (including conversions of non-residential buildings to dwelling units) and as part of the construction of non-residential buildings is shown separately and has been included in the seasonally adjusted and trend estimates for the number of dwelling units approved - refer to paragraphs 9, 10 and 11 of the explanatory notes.

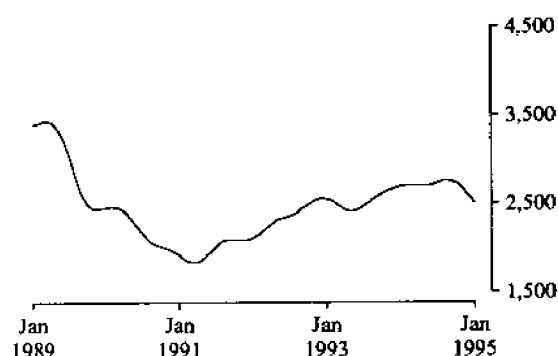
(2) From July 1994, presentation in Tables 8, 9, 12 and 13 in this publication, of Statistical Local Area and Statistical Sub-division information reflect boundary changes implemented by the State Government as part of its ongoing review of local government boundaries - refer to paragraphs 29 and 30 of the explanatory notes.

(3) From July 1994, building approval statistics include approvals issued by Registered Private Surveyors following implementation by the Victorian Government of the Building Act 1993 on 1 July 1994 - refer to paragraph 1 of the explanatory notes.

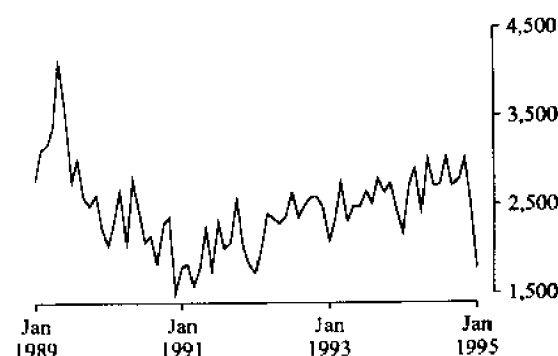
**MAIN FEATURES**

- Trend estimates of the number of dwelling units approved in January 1995 (2,565) show a 5 per cent decrease from the figure recorded for December 1994 (2,691) and an 8 per cent decrease when compared with the figure for January 1994 (2,803).
- In original terms the number of dwelling units approved in January 1995 (1,787) was 29 per cent lower than in December 1994 (2,525) and 18 per cent lower than in January 1994 (2,185).
- The value of non-residential buildings approved, at current prices, for the seven months ending 31 January 1995 was \$1,075m, an increase of 4 per cent when compared with the corresponding figure for the seven months ending 31 January 1994 (\$1,035m).

**NUMBER OF DWELLING UNITS APPROVED  
TREND ESTIMATES**



**NUMBER OF DWELLING UNITS APPROVED  
ORIGINAL**



**INQUIRIES**

*For further information about statistics in this publication and the availability of related unpublished statistics, contact 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.*

## RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months August 1994 to January 1995.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 19 and 20 of the Explanatory Notes for a more detailed explanation.

To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates that would result if the movements in the seasonally adjusted estimates for next month (February 1995) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 5 per cent in February 1995, the trend estimate for that month would be 2,016, a movement of -3.2 per cent. The monthly movements in the trend estimates for November and December 1994 and January 1995 which are currently estimated to be -3.5, -3.9 and -4.1 per cent respectively, would be revised to -3.6, -3.9 and -3.7 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in February 1995 would produce a trend estimate for that month of 1,935, a movement of -4.6 per cent, with the movements in the trend estimates for November and December 1994 and January 1995 being revised to -4.1, -4.8 and -4.9 per cent respectively.

### NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1995 seasonally adjusted estimate			
			is up 5% on January 1995		is down 5% on January 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1994-95</i>						
August	2,419	0.4	2,421	0.4	2,425	0.6
September	2,394	-1.1	2,397	-1.0	2,403	-0.9
October	2,332	-2.6	2,333	-2.6	2,337	-2.8
November	2,251	-3.5	2,249	-3.6	2,240	-4.1
December	2,164	-3.9	2,162	-3.9	2,133	-4.8
January	2,075	-4.08	2,082	-3.7	2,028	-4.9
February	n.y.a.	n.y.a.	2,016	-3.2	1,935	-4.6

### TOTAL NUMBER OF HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1995 seasonally adjusted estimate			
			is up 5% on January 1995		is down 5% on January 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1994-95</i>						
August	2,505	0.1	2,509	0.3	2,513	0.5
September	2,469	-1.5	2,475	-1.4	2,482	-1.2
October	2,393	-3.1	2,396	-3.2	2,400	-3.3
November	2,295	-4.1	2,289	-4.5	2,280	-5.0
December	2,188	-4.7	2,176	-5.0	2,145	-5.9
January	2,083	-4.8	2,068	-5.0	2,010	-6.3
February	n.y.a.	n.y.a.	1,972	-4.6	1,885	-6.2

**TOTAL NUMBER OF DWELLING UNITS APPROVED  
RELIABILITY OF TREND ESTIMATES**

	<i>Trend estimate</i>		<i>Revised trend estimate if February 1995 seasonally adjusted estimate</i>			
			<i>is up 7% on January 1995</i>		<i>is down 7% on January 1995</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
<i>1994-95</i>						
August	2,908	1.1	2,917	1.4	2,922	1.6
September	2,909	0.0	2,924	0.2	2,933	0.4
October	2,868	-1.4	2,875	-1.7	2,880	-1.8
November	2,792	-2.7	2,778	-3.4	2,765	-4.0
December	2,691	-3.6	2,637	-5.1	2,596	-6.1
January	2,565	-4.7	2,479	-6.0	2,402	-7.5
February	n.y.a.	n.y.a.	2,320	-6.4	2,203	-8.3

**VALUE OF NEW RESIDENTIAL BUILDING APPROVED  
RELIABILITY OF TREND ESTIMATES**

	<i>Trend estimate</i>		<i>Revised trend estimate if February 1995 seasonally adjusted estimate</i>			
			<i>is up 5% on January 1995</i>		<i>is down 5% on January 1995</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
<i>1994-95</i>						
August	252.7	1.4	253.8	1.9	254.2	2.1
September	256.9	1.7	258.8	2.0	260.0	2.1
October	260.3	1.3	261.2	0.9	261.6	0.8
November	261.4	0.4	258.9	-0.9	258.0	-1.4
December	259.7	-0.6	251.5	-2.9	248.4	-3.7
January	255.8	-1.5	240.7	-4.3	234.9	-5.5
February	n.y.a.	n.y.a.	227.9	-5.3	219.2	-6.7

**VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING APPROVED  
RELIABILITY OF TREND ESTIMATES**

	<i>Trend estimate</i>		<i>Revised trend estimate if February 1995 seasonally adjusted estimate</i>			
			<i>is up 8% on January 1995</i>		<i>is down 8% on January 1995</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
<i>1994-95</i>						
August	60.8	6.8	61.0	7.2	61.1	7.4
September	62.1	2.1	62.4	2.3	62.6	2.5
October	60.3	-2.9	60.4	-3.1	60.5	-3.3
November	56.2	-6.8	55.9	-7.4	55.6	-8.1
December	51.1	-9.1	50.4	-9.8	49.4	-11.1
January	45.7	-10.5	45.2	-10.3	43.4	-12.2
February	n.y.a.	n.y.a.	39.9	-11.8	37.1	-14.4

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION										
1991-92	14,424	491	14,915	1,477	710	2,187	17	15,918	1,201	17,119
1992-93	17,104	723	17,827	1,845	163	2,008	6	18,955	886	19,841
1993-94	17,878	585	18,463	2,920	414	3,334	1,152	21,844	1,105	22,949
1993-94 July-January	9,981	409	10,390	1,826	159	1,985	488	12,295	568	12,863
1994-95 July-January	11,343	169	11,512	1,704	269	1,973	718	13,765	438	14,203
1993— November	1,512	84	1,596	243	—	243	192	1,947	84	2,031
December	1,384	52	1,436	264	—	264	202	1,850	52	1,902
1994— January	1,225	13	1,238	256	94	350	1	1,482	107	1,589
February	1,581	36	1,617	169	51	220	105	1,855	87	1,942
March	1,641	18	1,659	153	125	278	12	1,806	143	1,949
April	1,339	52	1,391	311	11	322	22	1,670	65	1,735
May	1,756	22	1,778	312	25	337	497	2,461	151	2,612
June	1,580	48	1,628	149	43	192	28	1,757	91	1,848
July	1,706	20	1,726	199	—	199	9	1,914	20	1,934
August	1,843	11	1,854	228	10	238	205	2,276	21	2,297
September	1,760	25	1,785	106	29	135	9	1,875	54	1,929
October	1,726	39	1,765	315	20	335	411	2,452	59	2,511
November	1,834	48	1,882	239	86	325	68	2,141	134	2,275
December	1,336	18	1,354	524	44	568	12	1,872	62	1,934
1995— January	1,138	8	1,146	93	80	173	4	1,235	88	1,323
VICTORIA										
1991-92	22,358	707	23,065	1,932	1,016	2,948	33	24,323	1,723	26,046
1992-93	25,969	1,189	27,158	2,186	227	2,413	12	28,167	1,416	29,583
1993-94	27,227	830	28,057	3,109	584	3,693	1,167	31,396	1,521	32,917
1993-94 July-January	15,256	585	15,841	1,946	186	2,132	495	17,696	772	18,468
1994-95 July-January	16,076	347	16,423	1,795	375	2,170	730	18,601	722	19,323
1993— November	2,354	137	2,491	254	—	254	195	2,803	137	2,940
December	2,102	68	2,170	266	—	266	202	2,570	68	2,638
1994— January	1,785	17	1,802	266	115	381	2	2,052	133	2,185
February	2,340	48	2,388	186	142	328	108	2,634	190	2,824
March	2,558	36	2,594	167	144	311	13	2,738	180	2,918
April	2,021	70	2,091	317	14	331	24	2,360	86	2,446
May	2,610	39	2,649	331	49	380	498	3,335	192	3,527
June	2,442	52	2,494	162	49	211	29	2,633	101	2,734
July	2,465	48	2,513	219	—	219	11	2,695	48	2,743
August	2,716	37	2,753	243	45	288	205	3,164	82	3,246
September	2,477	49	2,526	120	73	193	13	2,610	122	2,732
October	2,393	46	2,439	315	22	337	413	3,121	68	3,189
November	2,591	81	2,672	273	86	359	70	2,934	167	3,101
December	1,861	63	1,924	528	59	587	14	2,403	122	2,525
1995— January	1,573	23	1,596	97	90	187	4	1,674	113	1,787

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
MELBOURNE STATISTICAL DIVISION														
1991-92	1,280.1	28.8	1,309.0	101.6	47.4	149.0	1,381.7	76.3	1,458.0	413.3	978.6	1,242.4	2,773.2	3,113.7
1992-93	1,538.4	42.4	1,580.8	125.3	10.5	135.9	1,663.7	52.9	1,716.7	429.7	858.2	1,138.2	2,951.4	3,284.6
1993-94	1,683.9	40.5	1,724.4	241.8	31.1	272.9	1,925.7	71.6	1,997.3	509.2	1,619.8	2,138.6	4,046.0	4,645.1
1993-94														
July-January	927.7	25.8	953.5	150.2	12.9	163.1	1,077.8	38.7	1,116.6	274.4	588.4	876.3	1,940.4	2,267.3
1994-95														
July-January	1,097.1	11.3	1,108.4	221.8	21.6	243.4	1,318.9	32.9	1,351.8	333.2	575.4	895.5	2,226.9	2,580.5
1993—														
November	139.3	5.6	144.9	17.8	—	17.8	157.2	5.6	162.8	45.9	63.3	136.5	266.4	345.1
December	130.1	3.0	133.0	20.3	—	20.3	150.3	3.0	153.3	45.4	89.2	105.9	284.9	304.6
1994—														
January	112.3	0.8	113.2	31.4	8.3	39.7	143.7	9.1	152.8	29.0	34.7	48.4	207.3	230.2
February	147.3	3.1	150.3	15.1	3.2	18.3	162.4	6.3	168.7	34.9	190.0	332.3	387.2	535.8
March	154.9	1.5	156.4	11.6	10.1	21.8	166.6	11.6	178.2	41.2	90.2	112.7	298.0	332.1
April	126.1	4.0	130.2	30.9	0.9	31.8	157.0	5.0	162.0	33.3	102.0	130.0	291.9	325.3
May	175.8	1.6	177.4	23.1	1.5	24.6	198.8	3.2	202.0	85.9	92.7	111.9	369.4	399.8
June	152.1	4.5	156.6	10.9	2.4	13.3	163.0	6.8	169.9	39.4	556.7	575.5	759.2	784.8
July	161.2	1.3	162.6	19.3	—	19.3	180.6	1.3	181.9	36.4	45.7	59.8	262.6	278.1
August	181.6	0.7	182.3	15.4	0.4	15.8	196.9	1.2	198.1	66.3	67.0	91.7	330.2	356.0
September	172.4	1.5	173.9	13.5	1.8	15.4	185.9	3.4	189.3	41.4	89.9	101.0	317.2	331.7
October	166.4	2.3	168.7	32.8	1.4	34.2	199.2	3.7	202.9	86.0	117.5	296.8	402.7	585.6
November	177.2	3.3	180.5	21.7	6.3	28.0	198.8	9.6	208.5	48.9	107.6	149.1	355.0	406.4
December	129.6	1.6	131.2	110.2	4.4	114.6	239.9	5.9	245.8	27.6	54.7	72.3	322.1	345.6
1995—														
January	108.7	0.6	109.3	8.9	7.2	16.1	117.6	7.8	125.4	26.7	93.1	124.9	237.0	277.0
VICTORIA														
1991-92	1,933.9	42.0	1,975.9	129.3	65.7	195.0	2,063.2	107.8	2,170.9	514.1	1,114.9	1,473.7	3,691.5	4,158.8
1992-93	2,262.5	71.4	2,333.8	145.7	14.6	160.3	2,408.2	86.0	2,494.1	533.0	1,066.2	1,406.3	4,006.9	4,433.4
1993-94	2,465.2	58.8	2,524.0	252.8	40.9	293.7	2,718.0	99.7	2,817.7	623.5	1,853.6	2,502.7	5,186.0	5,943.9
1993-94														
July-January	1,360.7	39.4	1,400.1	157.2	14.8	172.0	1,517.9	54.2	1,572.1	337.5	715.3	1,035.1	2,570.2	2,944.7
1994-95														
July-January	1,504.9	22.0	1,526.9	227.1	27.4	254.5	1,732.0	49.4	1,781.4	395.7	674.7	1,074.5	2,801.2	3,251.6
1993—														
November	208.0	8.3	216.3	18.5	—	18.5	226.5	8.3	234.8	55.7	96.8	174.8	379.0	465.3
December	189.5	4.0	193.5	20.4	—	20.4	209.9	4.0	213.9	53.6	99.4	120.4	363.0	388.0
1994—														
January	160.3	1.1	161.5	32.2	9.5	41.7	192.5	10.6	203.2	36.5	43.6	65.3	272.5	304.9
February	209.4	3.8	213.2	16.3	8.1	24.4	225.7	11.9	237.6	44.1	209.5	363.4	479.3	645.1
March	231.7	2.6	234.3	12.2	11.3	23.5	243.9	13.9	257.8	53.7	104.2	165.3	401.9	476.8
April	185.6	5.4	191.0	31.2	1.1	32.3	216.8	6.5	223.3	42.1	121.5	178.9	379.9	444.4
May	250.3	2.9	253.2	24.3	2.8	27.1	274.6	5.7	280.3	96.7	118.8	151.1	482.1	528.1
June	227.6	4.8	232.3	11.6	2.8	14.4	239.1	7.6	246.7	49.5	584.2	608.7	872.6	904.9
July	227.2	2.9	230.1	20.3	—	20.3	247.5	2.9	250.5	44.7	64.8	80.6	356.9	375.7
August	252.5	2.2	254.7	16.5	2.4	18.9	269.0	4.7	273.7	77.1	79.6	111.5	425.7	462.2
September	232.9	3.0	235.9	14.2	4.1	18.3	247.1	7.1	254.2	51.2	105.4	119.5	403.7	424.9
October	223.6	2.7	226.3	32.8	1.6	34.4	256.4	4.2	260.6	94.9	134.0	347.3	485.3	702.8
November	243.3	5.3	248.6	23.8	6.3	30.1	267.1	11.6	278.7	60.0	121.2	173.8	447.6	512.4
December	178.2	4.3	182.5	110.5	5.3	115.8	288.7	9.6	298.3	34.6	64.1	89.2	387.3	422.0
1995—														
January	147.1	1.6	148.7	9.0	7.7	16.7	156.2	9.3	165.4	33.4	105.7	152.7	294.7	351.5

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

SEASONALLY ADJUSTED AND TREND ESTIMATES (a), VICTORIA						
Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1993—						
November r	2,272	2,359	2,680	2,763	217.3	49.9
December r	2,178	2,302	2,692	2,828	228.2	55.3
1994—						
January r	2,375	2,287	2,675	2,743	250.7	48.8
February r	2,491	2,439	2,793	2,957	248.5	47.2
March r	2,361	2,378	2,507	2,652	236.7	49.8
April r	2,321	2,396	2,605	2,707	253.5	46.2
May r	2,338	2,387	3,006	3,136	254.5	88.1
June r	2,328	2,465	2,632	2,689	247.7	49.5
July r	2,447	2,510	2,607	2,756	243.6	46.7
August r	2,490	2,602	2,929	3,069	255.8	75.4
September r	2,392	2,417	2,534	2,648	248.8	48.0
October r	2,315	2,387	3,028	3,139	254.8	87.7
November r	2,410	2,475	2,761	2,901	255.3	53.1
December r	2,034	2,120	2,611	2,830	332.8	36.8
1995—						
January r	1,977	1,893	2,055	2,094	189.5	41.1
TREND ESTIMATES						
1993—						
November r	2,240	2,318	2,623	2,751	229.1	49.5
December r	2,292	2,333	2,658	2,783	233.6	50.1
1994—						
January r	2,335	2,346	2,681	2,803	238.7	50.1
February r	2,360	2,359	2,688	2,810	243.5	49.0
March r	2,370	2,380	2,695	2,815	247.3	48.0
April r	2,373	2,410	2,700	2,819	249.4	47.3
May r	2,376	2,441	2,708	2,825	249.7	48.4
June r	2,390	2,474	2,726	2,840	248.1	52.0
July r	2,410	2,502	2,761	2,876	249.1	56.9
August r	2,419	2,505	2,786	2,908	252.7	60.8
September r	2,394	2,469	2,779	2,909	256.9	62.1
October r	2,332	2,393	2,734	2,868	260.3	60.3
November r	2,251	2,295	2,658	2,792	261.4	56.2
December r	2,164	2,188	2,560	2,691	259.7	51.1
1995—						
January r	2,075	2,083	2,444	2,565	255.8	45.7

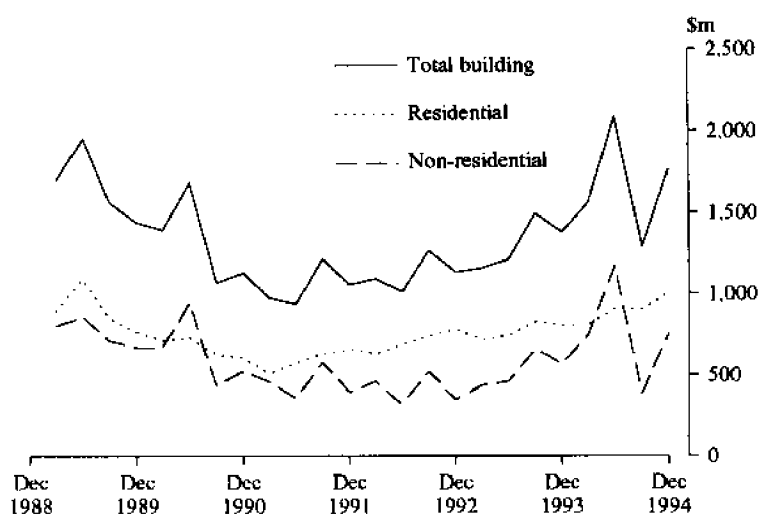
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation. (b) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

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

(\$ million)									
Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	1,859.7	1,900.2	230.8	2,131.0	494.3	1,328.4	1,756.5	3,880.7	4,381.8
1992-93	2,208.9	2,278.6	200.2	2,478.7	520.4	1,344.8	1,775.1	4,307.5	4,774.3
1993-94	2,354.9	2,411.2	367.3	2,778.5	595.4	2,330.2	3,148.6	5,672.0	6,522.5
1993:									
Sept. qtr.	590.6	610.4	86.6	697.0	135.0	431.3	660.2	1,254.0	1,492.1
Dec. qtr.	563.5	580.5	77.7	658.3	154.0	420.6	570.2	1,235.6	1,382.4
1994:									
Mar. qtr.	569.0	576.1	111.7	687.8	127.1	448.9	746.2	1,237.8	1,561.1
June qtr.	631.8	644.3	91.2	735.5	179.3	1,029.5	1,172.0	1,944.6	2,086.9
Sept. qtr.	666.1	673.6	70.5	744.1	161.6	310.3	387.1	1,215.6	1,292.8
Dec. qtr.	602.9	614.4	219.9	834.3	177.1	395.2	755.2	1,402.9	1,766.6

(a) See paragraphs 21-26 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

**VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES**  
**VICTORIA**



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

Class of building	July-January			1994		1995	
	1992-93	1993-94	1993-94	1994-95	November	December	January
<b>PRIVATE SECTOR</b>							
New houses	2,262.5	2,465.2	1,360.7	1,504.9	243.3	178.2	147.1
New other residential buildings	145.7	252.8	157.2	227.1	23.8	110.5	9.0
Total new residential building	2,408.2	2,718.0	1,517.9	1,732.0	267.1	288.7	156.2
Alterations and additions to residential buildings	532.5	614.4	337.0	394.5	59.3	34.5	32.9
Hotels, etc.	42.7	187.1	11.4	25.4	2.2	3.6	12.0
Shops	146.7	483.6	266.6	168.6	11.5	7.8	40.3
Factories	269.9	161.2	82.7	125.0	31.7	10.1	18.9
Offices	210.7	178.1	45.8	112.2	26.8	16.8	15.6
Other business premises	155.3	225.1	70.5	94.5	9.4	9.9	7.4
Educational	58.5	88.1	60.7	41.9	6.9	6.7	3.2
Religious	16.1	13.9	9.2	12.3	1.1	2.7	2.2
Health	80.3	119.8	51.6	35.0	4.4	4.1	0.5
Entertainment and recreational	36.5	308.7	53.8	36.6	23.8	1.3	1.0
Miscellaneous	49.7	87.9	63.0	23.3	3.4	1.1	4.6
Total non-residential building	1,066.2	1,853.6	715.3	674.7	121.2	64.1	105.7
<b>Total</b>	<b>4,006.9</b>	<b>5,186.0</b>	<b>2,570.2</b>	<b>2,801.2</b>	<b>447.6</b>	<b>387.3</b>	<b>294.7</b>
<b>PUBLIC SECTOR</b>							
New houses	71.4	58.8	19.4	22.0	5.3	4.3	1.6
New other residential buildings	14.6	40.9	14.8	27.4	6.3	5.3	7.7
Total new residential building	86.0	99.7	34.2	49.4	11.6	9.6	9.3
Alterations and additions to residential buildings	0.5	9.1	0.4	1.2	0.7	0.1	0.4
Hotels, etc.	4.3	1.3	1.3	0.2	—	—	—
Shops	8.4	3.4	2.0	5.0	0.3	0.4	0.1
Factories	2.2	45.0	8.7	11.8	9.6	—	—
Offices	48.8	56.2	27.6	36.4	1.8	1.6	3.5
Other business premises	13.8	141.7	7.2	18.5	4.3	0.6	12.8
Educational	97.0	119.6	79.3	148.6	22.3	18.1	10.7
Religious	—	—	—	—	—	—	—
Health	40.9	182.9	143.3	37.4	10.7	2.3	18.4
Entertainment and recreational	61.8	69.5	41.6	133.3	2.3	2.0	1.0
Miscellaneous	62.7	29.5	9.0	8.4	1.2	0.2	0.5
Total non-residential building	340.0	649.1	319.9	399.7	52.6	25.0	47.0
<b>Total</b>	<b>426.5</b>	<b>757.9</b>	<b>374.4</b>	<b>450.4</b>	<b>64.8</b>	<b>34.8</b>	<b>56.7</b>
<b>TOTAL</b>							
New houses	2,333.8	2,524.0	1,400.1	1,526.9	248.6	182.5	148.7
New other residential buildings	160.3	293.7	172.0	254.5	30.1	115.8	16.7
Total new residential building	2,494.1	2,817.7	1,572.1	1,781.4	278.7	298.3	165.4
Alterations and additions to residential buildings	533.0	623.5	337.5	395.7	60.0	34.6	33.4
Hotels, etc.	47.0	188.4	12.7	25.5	2.2	3.6	12.0
Shops	155.1	487.1	268.6	173.6	11.8	8.1	40.4
Factories	272.1	206.2	91.4	136.8	41.3	10.1	18.9
Offices	259.5	234.3	73.4	148.7	28.6	18.4	19.1
Other business premises	169.1	366.8	77.7	113.0	13.6	10.4	20.2
Educational	155.5	207.7	140.0	190.5	29.2	24.8	13.8
Religious	16.1	13.9	9.2	12.3	1.1	2.7	2.2
Health	121.2	302.7	194.8	72.5	15.1	6.5	18.9
Entertainment and recreational	98.3	378.2	95.4	169.9	26.1	3.2	2.0
Miscellaneous	112.4	117.4	72.0	31.7	4.5	1.3	5.1
Total non-residential building	1,406.3	2,502.7	1,035.1	1,074.5	173.8	89.2	152.7
<b>Total</b>	<b>4,433.4</b>	<b>5,943.9</b>	<b>2,944.7</b>	<b>3,251.6</b>	<b>512.4</b>	<b>422.0</b>	<b>351.5</b>



**TABLE 6. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING  
AND VALUE SIZE GROUPS, VICTORIA**

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1994 November	4	0.3	2	0.9	—	—	1	1.0	—	—	7	2.2
December	4	0.4	5	1.6	—	—	1	1.6	—	—	10	3.6
1995 January	7	0.7	—	—	—	—	1	1.3	1	10.0	9	12.0
<b>SHOPS</b>												
1994 November	47	3.8	9	2.8	—	—	2	5.2	—	—	58	11.8
December	26	2.5	7	2.1	4	2.5	1	1.0	—	—	38	8.1
1995 January	24	2.4	3	1.0	3	2.1	3	4.4	3	30.5	36	40.4
<b>FACTORIES</b>												
1994 November	39	3.7	15	4.4	11	6.9	4	7.7	2	18.6	71	41.3
December	40	3.7	18	5.3	2	1.1	—	—	—	—	60	10.1
1995 January	28	3.3	10	2.9	8	5.5	5	7.2	—	—	51	18.9
<b>OFFICES</b>												
1994 November	42	3.7	21	5.0	7	4.0	2	3.4	1	12.5	73	28.6
December	35	3.3	13	4.0	8	5.2	2	5.9	—	—	58	18.4
1995 January	26	2.3	7	2.4	6	3.5	7	10.9	—	—	46	19.1
<b>OTHER BUSINESS PREMISES</b>												
1994 November	27	2.6	12	3.7	2	1.1	3	6.3	—	—	44	13.6
December	22	2.3	11	3.4	1	0.9	2	3.9	—	—	36	10.4
1995 January	11	0.9	6	1.8	3	1.9	4	7.3	1	8.3	25	20.2
<b>EDUCATIONAL</b>												
1994 November	19	1.9	7	2.3	6	3.7	5	11.9	1	9.4	38	29.2
December	14	1.2	6	1.8	4	3.0	4	9.9	1	8.9	29	24.8
1995 January	12	1.2	4	1.2	4	2.6	—	—	1	8.8	21	13.8
<b>RELIGIOUS</b>												
1994 November	5	0.5	—	—	1	0.6	—	—	—	—	6	1.1
December	4	0.4	3	0.8	2	1.5	—	—	—	—	9	2.7
1995 January	2	0.2	2	0.5	—	—	1	1.5	—	—	5	2.2
<b>HEALTH</b>												
1994 November	3	0.3	5	1.5	—	—	5	8.3	1	5.0	14	15.1
December	9	1.0	2	0.5	1	0.5	3	4.5	—	—	15	6.5
1995 January	5	0.6	1	0.3	2	1.1	1	4.5	1	12.5	10	18.9
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1994 November	14	1.5	2	0.4	2	1.3	2	2.9	1	20.0	21	26.1
December	5	0.4	5	1.3	—	—	1	1.6	—	—	11	3.2
1995 January	11	1.0	1	0.5	1	0.5	—	—	—	—	13	2.0
<b>MISCELLANEOUS</b>												
1994 November	17	1.5	5	1.6	—	—	1	1.5	—	—	23	4.5
December	11	1.1	1	0.2	—	—	—	—	—	—	12	1.3
1995 January	4	0.4	2	0.6	—	—	2	4.2	—	—	8	5.1
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1994 November	217	19.9	78	22.6	29	17.6	25	48.2	6	65.5	355	173.8
December	170	16.3	71	21.0	22	14.7	14	28.3	1	8.9	278	89.2
1995 January	130	13.0	36	11.1	27	17.2	24	41.3	7	70.1	224	152.7

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

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>MELBOURNE STATISTICAL DIVISION</b>						
Houses —						
Brick, stone or concrete	39	4,751	—	—	39	4,751
Brick-veneer	554	52,819	—	—	554	52,819
Timber	40	3,459	—	—	40	3,459
Fibre cement	1	90	—	—	1	90
Steel, aluminium or other materials	28	2,622	—	—	28	2,622
Not stated	476	44,936	8	615	484	45,551
<b>Total houses</b>	<b>1,138</b>	<b>108,676</b>	<b>8</b>	<b>615</b>	<b>1,146</b>	<b>109,291</b>
<b>Other residential buildings</b>	<b>93</b>	<b>8,903</b>	<b>80</b>	<b>7,177</b>	<b>173</b>	<b>16,080</b>
<b>Total residential buildings</b>	<b>1,231</b>	<b>117,579</b>	<b>88</b>	<b>7,792</b>	<b>1,319</b>	<b>125,371</b>
<b>REST OF VICTORIA</b>						
Houses —						
Brick, stone or concrete	7	807	—	—	7	807
Brick-veneer	289	26,990	8	580	297	27,570
Timber	44	2,831	—	—	44	2,831
Fibre cement	16	919	—	—	16	919
Steel, aluminium or other materials	13	882	—	—	13	882
Not stated	66	6,039	7	363	73	6,402
<b>Total houses</b>	<b>435</b>	<b>38,468</b>	<b>15</b>	<b>943</b>	<b>450</b>	<b>39,411</b>
<b>Other residential buildings</b>	<b>4</b>	<b>110</b>	<b>10</b>	<b>554</b>	<b>14</b>	<b>664</b>
<b>Total residential buildings</b>	<b>439</b>	<b>38,578</b>	<b>25</b>	<b>1,497</b>	<b>464</b>	<b>40,075</b>
<b>TOTAL VICTORIA</b>						
Houses —						
Brick, stone or concrete	46	5,558	—	—	46	5,558
Brick-veneer	843	79,809	8	580	851	80,389
Timber	84	6,289	—	—	84	6,289
Fibre cement	17	1,009	—	—	17	1,009
Steel, aluminium or other materials	41	3,504	—	—	41	3,504
Not stated	542	50,974	15	978	557	51,953
<b>Total houses</b>	<b>1,573</b>	<b>147,144</b>	<b>23</b>	<b>1,558</b>	<b>1,596</b>	<b>148,703</b>
<b>Other residential buildings</b>	<b>97</b>	<b>9,013</b>	<b>90</b>	<b>7,731</b>	<b>187</b>	<b>16,743</b>
<b>Total residential buildings</b>	<b>1,670</b>	<b>156,157</b>	<b>113</b>	<b>9,289</b>	<b>1,783</b>	<b>165,446</b>

(a) Excludes Conversions, etc.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, JANUARY 1995

Statistical local area	New residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building (b)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION										
Berwick (C)	131	—	1,928	—	—	—	362	302	302	12,592
Boroondara (C) — (c)										
Camberwell (C)	21	—	2,826	—	—	—	2,138	171	359	5,323
— Hawthorn (C)	—	—	—	—	—	—	555	73	73	628
— Kew (C)	5	—	375	—	—	—	270	—	—	645
Box Hill (C)	30	—	2,357	—	—	—	212	—	—	2,570
Brighton (C)	6	—	768	—	—	—	782	730	730	2,280
Broadmeadows (C)	24	—	1,548	2	—	85	163	24,092	24,434	26,230
Bulla (S)	53	—	5,275	12	—	600	327	50	1,190	7,391
Caulfield (C)	17	—	1,601	—	—	—	524	80	179	2,304
Chelsea (C)	29	—	3,784	2	—	120	182	830	830	4,916
Cranbourne (C)	48	—	3,848	—	—	—	262	665	2,143	6,253
Croydon (C)	20	—	1,707	5	—	385	480	2,920	2,920	5,492
Dandenong (C)	4	—	250	—	—	—	178	7,338	15,687	16,115
Darebin (C) — (c)										
— Northcote (C)	20	—	1,499	—	—	—	981	570	570	3,050
Preston (C)	18	—	1,437	—	—	—	202	120	597	2,236
Diamond Valley (S)	6	—	457	—	—	—	96	—	—	553
Doncaster and Templestowe (C)	13	—	1,679	—	—	—	263	—	—	1,942
Eltham (S)	19	—	2,105	—	—	—	307	218	218	2,630
Essendon (C) (c)	7	—	538	—	—	—	1,081	900	900	2,518
Flinders (S)	35	—	3,143	—	—	—	464	—	—	3,608
Footscray (C) (c)	10	—	761	—	—	—	247	1,865	1,865	2,873
Frankston (C)	19	2	2,210	—	—	—	315	750	850	3,375
Hastings (S)	16	—	1,774	—	—	—	262	75	75	2,111
Healesville (S)	2	—	160	—	—	—	38	—	—	198
Heidelberg (C)	53	—	6,046	—	—	—	1,352	350	350	7,747
Hobsons Bay (C) — (c)										
— Altona (C)	20	—	1,525	—	—	—	368	2,584	2,584	4,477
— Williamstown (C)	4	—	486	—	—	—	725	—	—	1,211
Keilor (C)	65	—	6,226	—	—	—	292	980	980	7,499
Knox (C)	70	—	6,946	—	—	—	966	3,792	3,792	11,704
Lillydale (S)	34	—	3,620	10	—	500	729	1,500	1,500	6,349
Melbourne (C) (c)	1	—	120	41	—	5,253	326	14,330	19,665	25,364
Melton (S)	31	—	3,011	2	—	100	208	50	500	3,819
Moorabbin (C)	22	—	1,891	—	—	—	792	1,900	1,900	4,583
Moreland (C) — (c)										
— Brunswick (C)	1	—	85	—	—	—	135	550	550	770
— Coburg (C)	5	—	393	—	—	—	80	220	220	693
Mordialloc (C)	22	—	2,212	—	—	—	167	1,088	1,178	3,557
Mornington (S)	21	—	1,775	—	—	—	351	140	640	2,766
Nunawading (C)	24	—	2,217	—	—	—	986	213	213	3,416
Oakleigh (C)	13	—	1,120	—	—	—	299	—	—	1,420
Pakenham (S)	16	—	1,627	—	—	—	483	—	—	2,110
Port Phillip (C) — (c)										
— Port Melbourne (C)	1	—	70	2	—	200	40	—	—	310
— St Kilda (C)	4	—	535	—	44	5,184	370	—	—	6,089
— South Melbourne (C)	—	—	—	—	—	—	190	2,950	2,950	3,140
Ringwood (C)	9	—	676	—	—	—	112	1,235	1,561	2,349
Sandringham (C)	12	—	1,614	—	—	—	802	—	—	2,416
Sherbrooke (S)	1	—	203	—	—	—	201	—	—	404
Springvale (C)	8	—	600	—	—	—	177	306	306	1,083
Stonnington (C) — (c)										
— Malvern (C)	9	—	1,150	4	—	170	1,455	5,500	5,500	8,275
— Prahran (C)	9	—	1,250	—	—	—	735	6,480	15,275	17,260
Sunshine (C)	6	6	749	—	36	1,993	189	2,379	2,379	5,310
Upper Yarra (S) Pt A	3	—	285	—	—	—	130	—	—	415
Waverley (C)	15	—	1,226	—	—	—	534	—	328	2,088
Werribee (C)	54	—	4,861	—	—	—	412	722	1,222	6,495
Whittlesea (C)	43	—	4,087	—	—	—	442	470	3,825	8,354

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, JANUARY 1995—continued

Statistical local area	New residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building (b)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION										
Yarra (C) — (c)										
— Collingwood (C)	4	—	310	—	—	—	345	1,380	1,380	2,035
— Fitzroy (C) (c)	1	—	75	—	—	—	1,244	450	450	1,769
— Richmond (C)	4	—	270	13	—	1,490	334	1,750	1,750	3,844
Melbourne (SD)	1,138	8	109,291	93	80	16,080	26,662	93,066	124,920	276,953
BARWON STATISTICAL DIVISION										
Colac — Otway (S) — (c)										
— Colac (C)	3	—	315	—	—	—	81	59	249	645
— Colac (S)	2	—	230	—	—	—	49	65	65	344
— Otway (S)	4	—	355	—	—	—	78	—	—	433
Golden Plains (S) — (c)										
— Central	—	—	—	—	—	—	—	—	—	—
— East	2	—	210	—	—	—	12	—	—	222
Greater Geelong (C) — (c)										
— Part A										
Bellarine — Inner	7	—	532	—	—	—	196	80	80	807
Corio — Inner	18	—	1,360	—	—	—	116	1,069	1,069	2,546
Geelong	—	—	—	—	—	—	132	555	2,755	2,887
Geelong West	4	—	660	—	—	—	85	—	—	745
Newtown	1	—	75	—	—	—	134	70	70	279
South Barwon — Inner	13	—	1,369	—	—	—	181	—	—	1,550
— Part B	12	—	964	—	—	—	16	1,300	1,300	2,279
— Part C	—	—	—	—	—	—	—	—	—	—
Queenscliffe (B)	—	—	—	—	—	—	—	—	—	—
Surf Coast (S) — (c)										
— Part A	10	—	744	—	—	—	16	—	—	760
— Part B	2	—	246	—	—	—	—	80	80	326
Barwon (SD)	78	—	7,059	—	—	—	1,096	3,278	5,668	13,824
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S) — (c)										
— Camperdown (T)	—	—	—	—	—	—	15	—	—	15
— Hampden (S)	2	—	163	—	—	—	—	—	—	163
— Heytesbury (S)	1	—	64	—	—	—	—	—	—	64
Glenelg (S) — (c)										
— Glenelg (S)	—	—	—	—	—	—	45	—	—	45
— Heywood (S)	2	—	145	—	—	—	26	—	—	171
— Portland (C)	1	—	65	—	—	—	130	—	—	195
Moyne (S) — (c)										
— Belfast (S)	2	—	275	—	—	—	63	—	—	338
— Mortlake (S)	1	—	80	—	—	—	50	—	—	130
— Minhamite (S)	—	—	—	—	—	—	11	—	—	11
— Port Fairy (B)	4	—	356	—	—	—	53	110	110	519
— Warrnambool (S)	6	—	570	—	—	—	20	—	—	590
Southern Grampians (S) — (c)										
— Dundas (S)	1	—	106	—	—	—	10	—	—	116
— Hamilton (S)	1	—	145	—	—	—	140	—	—	285
— Mount Rouse (S)	—	6	480	—	—	—	23	—	—	503
— Wannon (S)	—	—	—	—	—	—	—	—	—	—
Warrnambool (C) — (c)										
— Warrnambool (C)	15	—	1,207	—	—	—	164	566	566	1,937
Lady Julia Percy & Towerhill	—	—	—	—	—	—	—	—	—	—
Western District (SD)	36	6	3,657	—	—	—	750	676	676	5,083

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, JANUARY 1995—continued

Statistical local area	New residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building (b)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC) — (c)	—	—	—	—	—	—	96	—	—	96
— Ararat (C)	—	—	—	—	—	—	—	—	—	—
— Ararat (S)	—	—	—	—	—	—	—	—	—	—
Bacchus Marsh (S)	6	—	550	—	—	—	24	—	—	574
Ballarat (C) — (c)	—	—	—	—	—	—	—	—	—	—
— Central	6	—	657	—	—	—	279	230	230	1,166
— Inner North	6	—	590	—	—	—	162	—	—	751
— North	—	—	—	—	—	—	—	—	—	—
— South	5	2	558	—	—	—	140	—	—	698
Creswick (S)	1	—	112	—	—	—	—	—	—	112
Daylesford and Glenlyon (S)	3	—	366	—	—	—	34	55	55	455
Golden Plains (S) — (c)	—	—	—	—	—	—	—	—	—	—
— West	1	—	50	—	—	—	50	80	80	180
Moorabool (S) — (c)	—	—	—	—	—	—	—	—	—	—
— East	2	—	155	—	—	—	12	—	—	167
— West	1	—	110	—	—	—	88	—	—	198
Pyrenees (S) — (c)	—	—	—	—	—	—	—	—	—	—
— Avoca (S)	—	—	—	—	—	—	—	—	—	—
— Lexton (S)	—	—	—	—	—	—	—	—	—	—
— Ripon (S)	1	—	72	—	—	—	—	—	—	72
Talbot and Clunes (S)	1	—	30	—	—	—	—	—	145	175
Central Highlands (SD)	33	2	3,250	—	—	—	885	365	510	4,645
WIMMERA STATISTICAL DIVISION										
Arapiles (S)	—	—	—	—	—	—	20	—	—	20
Dimboola (S)	—	—	—	—	—	—	51	—	—	51
Donald (S)	1	—	82	—	—	—	24	—	—	106
Dunmunkle (S)	—	—	—	—	—	—	—	—	—	—
Horsham (C)	5	—	603	—	—	—	—	—	12,500	13,103
Kaniva (S)	—	—	—	—	—	—	—	—	—	—
Kara Kara (S)	—	—	—	—	—	—	—	—	—	—
Kowree (S)	—	—	—	—	—	—	—	—	—	—
Lowan (S)	—	—	—	—	—	—	—	—	—	—
St Arnaud (T)	—	—	—	—	—	—	—	—	—	—
Stawell (C)	—	—	—	—	—	—	48	—	—	48
Stawell (S)	2	—	165	4	—	110	—	—	—	275
Warracknabeal (S)	—	—	—	—	—	—	—	220	220	220
Wimmera (S)	1	—	110	—	—	—	—	—	—	110
Wimmera (SD)	9	—	960	4	—	110	143	220	12,720	13,933
MALLEE STATISTICAL DIVISION										
Birchip (C)	—	—	—	—	—	—	—	—	—	—
Karkarooc (S)	—	—	—	—	—	—	14	—	—	14
Kerang (B)	2	—	118	—	—	—	—	—	—	118
Kerang (S)	—	—	—	—	—	—	10	—	—	10
Mildura (C)	3	1	348	—	—	—	48	425	425	821
Mildura (S) Pt A & B	7	—	507	—	—	—	195	200	200	902
Swan Hill (C)	3	—	168	—	—	—	—	650	650	818
Swan Hill (S)	—	1	74	—	—	—	—	55	55	129
Walpeup (S)	—	—	—	—	—	—	—	—	—	—
Wycheproof (S)	—	—	—	—	—	—	—	120	120	120
Mallee (SD)	15	2	1,215	—	—	—	267	1,450	1,450	2,932

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, JANUARY 1995—continued

Statistical local area	New residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building (b)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
LODDON-CAMPASPE STATISTICAL DIVISION										
Bet Bet (S)	—	—	—	—	—	—	—	—	—	—
Castlemaine (C)	4	—	373	—	—	—	—	—	—	373
Charlton (S)	—	—	—	—	—	—	—	—	—	—
Cohuna (S)	1	—	94	—	—	—	18	—	—	112
East Loddon (S)	—	—	—	—	—	—	—	—	—	—
Greater Bendigo (C) — (c)	—	—	—	—	—	—	—	—	—	—
— Part A	—	—	—	—	—	—	—	—	—	—
Eaglehawk	5	—	279	—	—	—	49	—	—	328
Central	5	—	383	—	—	—	104	260	260	747
Huntly — Inner	—	—	—	—	—	—	11	—	—	11
Marong — Inner	6	—	515	—	—	—	45	—	—	560
Strathfieldsaye — Inner	2	—	177	—	—	—	38	—	—	215
— Huntly Balance	—	—	—	—	—	—	—	—	—	—
— Marong Balance	2	—	139	—	—	—	16	—	—	155
— Strathfieldsaye Balance	2	—	230	—	—	—	55	—	—	285
Echuca (C)	11	—	720	—	—	—	—	—	—	720
Gisborne (S)	7	—	739	—	—	—	183	—	—	922
Gordon (S)	—	—	—	—	—	—	—	—	—	—
Korong (S)	—	—	—	—	—	—	—	—	—	—
Kyneton (S)	6	—	496	—	—	—	134	590	590	1,220
McIvor (S)	—	—	—	—	—	—	—	—	—	—
Maldon (S)	2	—	103	—	—	—	12	—	—	115
Maryborough (C)	1	—	92	—	—	—	—	—	—	92
Metcalfe (S)	—	—	—	—	—	—	130	—	—	130
Newham and Woodend (S)	—	—	—	—	—	—	225	—	—	225
Newstead (S)	1	—	85	—	—	—	10	100	100	195
Pyalong (S)	2	—	108	—	—	—	—	—	—	108
Rochester (S)	3	—	248	—	—	—	—	—	—	248
Romsey (S)	1	—	76	—	—	—	65	—	—	141
Tullaroop (S)	2	—	160	—	—	—	—	—	—	160
Loddon-Campaspe (SD)	63	—	5,018	—	—	—	1,093	950	950	7,061
GOULBURN STATISTICAL DIVISION										
Alexandra (S)	8	—	621	—	—	—	12	50	50	683
Benalla (C)	1	—	71	—	—	—	10	—	—	81
Benalla (S)	1	—	126	—	—	—	50	—	—	176
Broadford (S)	—	—	—	—	—	—	—	—	—	—
Cobram (S)	2	—	203	—	—	—	12	—	—	215
Deakin (S)	—	—	—	—	—	—	—	65	65	65
Euroa (S)	1	—	101	—	—	—	23	—	—	124
Goulburn (S)	2	—	136	—	—	—	—	—	—	136
Kilmore (S)	9	—	757	—	—	—	—	250	250	1,007
Kyabram (T)	4	—	441	—	—	—	—	80	80	521
Mansfield (S)	4	—	261	—	—	—	64	—	—	326
Nathalia (S)	2	—	133	—	—	—	—	—	—	133
Numurkah (S)	2	—	130	—	—	—	—	—	—	130
Rodney (S) Pt A & B	5	—	610	—	—	—	50	579	579	1,239
Seymour (RC)	5	—	604	—	—	—	75	50	50	729
Shepparton (C)	9	—	933	—	—	—	102	939	1,060	2,095
Shepparton (S) Pt A & B	5	—	687	—	—	—	—	—	—	687
Tungamah (S)	2	—	174	—	—	—	—	—	—	174
Violet Town (S)	—	—	—	—	—	—	—	—	—	—
Waranga (S)	2	—	126	—	—	—	—	—	—	126
Yea (S)	5	—	345	—	—	—	—	—	—	345
Goulburn (SD)	69	—	6,460	—	—	—	398	2,013	2,134	8,991

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, JANUARY 1995—continued

Statistical local area	New residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building (b)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
OVENS-MURRAY STATISTICAL DIVISION										
Beechworth (S)	2	—	126	—	—	—	—	—	—	126
Bright (S)	6	—	546	—	—	—	57	—	—	603
Chiltern (S)	—	—	—	—	—	—	—	—	—	—
Myrtleford (S)	—	—	—	—	—	—	154	—	—	154
Oxley (S)	1	—	103	—	—	—	—	—	—	103
Rutherglen (S)	1	—	85	—	—	—	10	—	—	95
Tallangatta (S) Pt A & B	—	—	—	—	—	—	65	—	—	65
Upper Murray (S)	—	—	—	—	—	—	—	—	—	—
Wangaratta (C)	11	—	1,008	—	—	—	218	1,900	1,900	3,126
Wangaratta (S)	2	—	255	—	—	—	—	—	—	255
Wodonga (RC)	8	—	677	—	—	—	187	290	290	1,154
Yackandandah (S)	—	—	—	—	—	—	118	—	—	118
Yarrawonga (S)	5	5	721	—	—	—	110	—	—	831
Ovens-Murray (SD)	36	5	3,521	—	—	—	919	2,190	2,190	6,629
EAST GIPPSLAND STATISTICAL DIVISION										
Avon (S)	2	—	171	—	—	—	20	—	—	191
Bairnsdale (C)	8	—	730	—	—	—	65	207	207	1,002
Bairnsdale (S) Pt A & B	7	—	635	—	—	—	20	—	—	655
Maffra (S)	—	—	—	—	—	—	74	—	—	74
Ormeo (S)	2	—	95	—	—	—	—	—	—	95
Orbost (S)	9	—	707	—	—	—	34	—	—	741
Sale (C)	3	—	349	—	—	—	22	—	—	371
Tambo (S) Pt A & B	12	—	1,030	—	—	—	67	—	—	1,097
East Gippsland (SD)	43	—	3,717	—	—	—	302	207	207	4,226
GIPPSLAND STATISTICAL DIVISION										
Albion (S)	5	—	380	—	—	—	—	—	—	380
Bass (S)	1	—	54	—	—	—	—	—	—	54
Buln Buln (S)	8	—	507	—	—	—	16	—	—	523
Korumburra (S)	—	—	—	—	—	—	—	—	—	—
Mirboo (S)	—	—	—	—	—	—	—	—	—	—
Moe (C)	3	—	312	—	10	554	97	100	100	1,063
Morwell (C) Pt A & B	1	—	80	—	—	—	173	150	150	403
Narracan (S) Pt A & B	1	—	150	—	—	—	—	—	—	150
Phillip Island (S)	5	—	432	—	—	—	95	—	—	527
Rosedale (S)	3	—	136	—	—	—	10	130	130	276
South Gippsland (S)	1	—	61	—	—	—	10	80	80	151
Traralgon (C)	6	—	668	—	—	—	55	775	775	1,497
Traralgon (S) Pt A & B	1	—	130	—	—	—	130	—	—	260
Upper Yarra (S) Pt B	—	—	—	—	—	—	46	—	—	46
Warragul (RC)	5	—	449	—	—	—	74	—	—	523
Wonthaggi (B)	3	—	213	—	—	—	45	—	—	258
Woorayl (S)	10	—	982	—	—	—	87	—	—	1,069
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	53	—	4,554	—	10	554	838	1,235	1,235	7,180
VICTORIA										
Victoria	1,573	23	148,703	97	90	16,743	33,352	105,650	152,660	351,457

(a) Excludes Conversions, etc. (b) Details relating to individual classes of building are available on request. (c) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 29 to 32 of the explanatory notes, and also to the leaflets which were enclosed with the July and October 1994 issue of this publication. Copies of this leaflet are available on request from ABS Victoria.

TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS, JANUARY 1995

Statistical local area	New residential buildings (a)						Non-residential building (b)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)			
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION (c)										
Bellarine - Inner	7	—	532	—	—	—	196	80	80	807
Corio - Inner	18	—	1,360	—	—	—	116	1,069	1,069	2,546
Geelong	—	—	—	—	—	—	132	555	2,755	2,887
Geelong West	4	—	660	—	—	—	85	—	—	745
Newtown	1	—	75	—	—	—	134	70	70	279
South Barwon - Inner	13	—	1,369	—	—	—	181	—	—	1,550
Greater Geelong City Part A (SSD)	43	—	3,995	—	—	—	844	1,774	3,974	8,814
BALLARAT CITY STATISTICAL SUBDIVISION (c)										
Ballarat (C) - Central	6	—	657	—	—	—	279	230	230	1,166
Ballarat (C) - Inner North	6	—	590	—	—	—	162	—	—	751
Ballarat (C) - North	—	—	—	—	—	—	—	—	—	—
Ballarat (C) - South	5	2	558	—	—	—	140	—	—	698
Ballarat City (SSD)	17	2	1,805	—	—	—	581	230	230	2,616
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION (c)										
Eaglehawk	5	—	279	—	—	—	49	—	—	328
Greater Bendigo (C) - Central	5	—	383	—	—	—	104	260	260	747
Huntly - Inner	—	—	—	—	—	—	11	—	—	11
Marong - Inner	6	—	515	—	—	—	45	—	—	560
Strathfieldsaye - Inner	2	—	177	—	—	—	38	—	—	215
Greater Bendigo City Part A (SSD)	18	—	1,355	—	—	—	246	260	260	1,861
SHEPPARTON-MOOROOPNA STATISTICAL SUBDIVISION										
Rodney (S) Pt A	3	—	305	—	—	—	50	500	500	855
Shepparton (C)	9	—	933	—	—	—	102	939	1,060	2,095
Shepparton (S) Pt A	5	—	687	—	—	—	—	—	—	687
Shepparton-Mooroopna (SSD)	17	—	1,924	—	—	—	152	1,439	1,560	3,636
WODONGA STATISTICAL SUBDIVISION										
Beechworth (S)	2	—	126	—	—	—	—	—	—	126
Chiltern (S)	—	—	—	—	—	—	—	—	—	—
Tallangatta (S) Pt A	—	—	—	—	—	—	25	—	—	25
Wodonga (RC)	8	—	677	—	—	—	187	290	290	1,154
Yackandandah (S)	—	—	—	—	—	—	118	—	—	118
Wodonga (SSD)	10	—	803	—	—	—	330	290	290	1,423
LATROBE VALLEY STATISTICAL SUBDIVISION										
Moe (C)	3	—	312	—	10	554	97	100	100	1,063
Merwell (C) Pt A	1	—	80	—	—	—	135	150	150	365
Narracan (S) Pt A	—	—	—	—	—	—	—	—	—	—
Traralgon (C)	6	—	668	—	—	—	55	775	775	1,497
Traralgon (S) Pt A	1	—	130	—	—	—	130	—	—	260
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Latrobe Valley (SSD)	11	—	1,190	—	10	554	417	1,025	1,025	3,185
MILDURA STATISTICAL SUBDIVISION										
Mildura (C)	3	1	348	—	—	—	48	425	425	821
Mildura (S) Pt A	6	—	472	—	—	—	138	200	200	810
Mildura (SSD)	9	1	820	—	—	—	186	625	625	1,631

(a) Excludes Conversions, etc. (b) Details relating to individual classes of building are available on request. (c) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 29 to 32 of the explanatory notes, and also to the leaflets which were enclosed with the July and October 1994 issues of this publication. Copies of these leaflets are available on request from ABS Victoria.



**TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND  
STATISTICAL DIVISION  
(\$'000)**

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educa- tional</i>	<i>Religious</i>	<i>Health</i>	<i>Enterta- inment and recreati- onal</i>	<i>Miscel- laneous</i>	<i>Total</i>
<b>MELBOURNE STATISTICAL DIVISION</b>											
1991-92	45,513	121,806	212,864	457,680	149,455	102,085	10,903	50,882	44,172	47,042	1,242,404
1992-93	32,139	130,559	189,191	238,190	139,480	131,063	12,591	104,291	65,528	95,208	1,138,241
1993-94	167,762	441,505	120,873	197,917	332,785	171,926	10,818	257,790	359,444	77,796	2,138,618
1993 November	935	15,306	7,363	10,079	10,269	32,333	273	46,935	6,139	6,830	136,464
December	1,303	17,158	8,291	11,675	7,534	14,608	359	3,241	38,550	3,216	105,936
1994 January	205	5,588	7,065	6,932	9,730	6,591	520	6,919	1,770	3,065	48,386
November	1,070	9,985	38,093	28,069	11,826	23,474	845	9,054	23,359	3,290	149,066
December	3,537	5,878	8,627	17,394	7,740	18,936	1,800	4,671	2,717	960	72,260
1995 January	10,120	39,973	16,161	14,353	19,419	13,060	1,570	5,890	1,328	3,046	124,920
<b>BARWON STATISTICAL DIVISION</b>											
1991-92	1,239	3,700	23,258	2,153	8,470	5,757	713	5,362	5,100	1,367	57,120
1992-93	5,524	3,455	24,387	3,263	6,765	5,690	330	2,598	6,907	3,603	62,523
1993-94	1,650	8,390	12,294	3,564	10,105	4,695	559	5,187	1,071	7,182	54,696
1993 November	530	1,776	100	50	145	700	-	-	50	-	3,351
December	-	908	1,895	120	80	144	-	-	71	110	3,328
1994 January	-	248	58	340	1,515	163	-	2,800	-	600	5,724
November	-	420	1,170	120	365	150	110	-	1,219	-	3,554
December	-	448	71	75	390	-	255	-	200	223	1,662
1995 January	1,300	80	883	2,820	-	70	260	190	65	-	5,668
<b>WESTERN DISTRICT STATISTICAL DIVISION</b>											
1991-92	214	1,820	4,458	454	460	3,187	1,053	3,706	575	1,068	16,995
1992-93	460	324	9,448	563	4,784	1,577	110	65	3,955	2,363	23,648
1993-94	632	1,299	2,161	820	6,609	2,316	632	8,417	506	2,015	25,408
1993 November	150	58	-	-	-	-	132	7,222	85	-	7,647
December	-	-	-	-	100	-	-	-	-	-	100
1994 January	-	325	180	100	260	89	-	1,100	-	338	2,392
November	100	170	200	-	-	-	-	-	300	-	770
December	-	-	50	364	-	90	-	-	65	-	569
1995 January	-	50	-	466	50	-	-	-	110	-	676
<b>CENTRAL HIGHLANDS STATISTICAL DIVISION</b>											
1991-92	2,216	1,954	1,915	473	6,223	3,938	390	3,985	928	1,742	23,766
1992-93	277	2,377	1,646	3,219	1,964	2,831	190	3,904	5,072	794	22,274
1993-94	865	3,254	2,977	1,078	1,620	6,418	387	1,270	6,138	2,785	26,793
1993 November	-	662	-	-	-	-	-	-	-	-	662
December	-	414	300	-	429	178	140	-	90	-	1,551
1994 January	-	-	500	205	-	-	-	438	-	1,125	2,268
November	520	-	450	80	-	50	-	-	-	-	1,100
December	-	750	110	163	50	1,000	-	-	-	-	2,073
1995 January	80	60	-	120	-	-	-	-	195	55	510

**TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION** *continued*  
(S'000)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total</i>
<b>WIMMERA STATISTICAL DIVISION</b>											
1991-92	1,058	685	370	659	1,207	1,746	65	893	607	1,370	8,451
1992-93	1,077	332	115	2,085	390	60		64	100	673	4,896
1993-94	883	1,605	7,618	210	816	2,035	--	1,006	580	120	14,874
1993 November	200	50			250						500
December		63	50	70							183
1994 January		335	118		198			148	50		849
November	65		113			80				160	418
December		120		216		3,156		1,800			5,292
1995 January			220					12,500			12,720
<b>MALLEE STATISTICAL DIVISION</b>											
1991-92	838	1,351	868	690	1,137	1,446	92	100	910	472	7,903
1992-93	284	1,406	1,644	495	1,269	354		1,934	446	417	8,250
1993-94	83	1,432	280	450	2,343	800	416	1,185	301	1,510	8,801
1993 November		370			200						570
December		122		282	134		215			414	1,168
1994 January					140						140
November	490	50	100		50	698		224			1,612
December		200	230		90						520
1995 January			120		375	705		250			1,450
<b>LODDON-CAMPASPE STATISTICAL DIVISION</b>											
1991-92	1,456	1,362	3,768	3,961	1,175	4,901	509	5,441	1,420	1,845	25,839
1992-93	1,433	4,901	3,106	3,113	4,861	7,270	180	3,769	3,825	2,772	35,230
1993-94	567	7,922	6,520	7,665	1,708	680		14,613	1,820	2,262	43,758
1993 November		197	580		450	60		1,138	320		2,745
December		320	389			490		225	100		1,524
1994 January		1,660	440			130		350	50		2,631
November		335	725		420	940		5,524			7,944
December	105	545	431		85	1,461					2,628
1995 January	100		500				260		90		950
<b>GOULBURN STATISTICAL DIVISION</b>											
1991-92	1,858	3,729	1,588	2,140	4,065	704	110	6,988	1,734	8,063	30,980
1992-93	1,294	2,819	37,691	1,706	6,435	1,416	160	1,231	2,121	4,600	59,473
1993-94	9,323	8,352	47,503	4,042	5,089	6,591		300	2,471	7,596	91,267
1993 November	1,000		8,878		1,325	1,000				71	12,274
December		55	70		445						570
1994 January	70	125	220	120	60	902				409	1,906
November		465			382	3,711	86	92	1,170	431	6,338
December			140		295		70				505
1995 January	200	114	905	715					79	121	2,134

**TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION—continued**  
(\$'000)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educa- tional</i>	<i>Religious</i>	<i>Health</i>	<i>Enterta- inment and recreati- onal</i>	<i>Miscel- laneous</i>	<i>Total</i>
<b>OVENS MURRAY STATISTICAL DIVISION</b>											
1991-92	1,627	1,797	877	802	1,045	5,311	—	1,796	80	1,574	14,910
1992-93	1,817	1,988	825	1,063	703	1,340	440	1,014	1,436	889	11,515
1993-94	2,411	3,145	1,385	2,013	1,184	1,084	217	9,008	470	13,437	34,354
1993 November	1,015	—	125	—	55	—	—	5,782	—	—	6,977
December	750	—	90	90	70	—	—	1,311	60	—	2,371
1994 January	—	110	349	251	55	—	—	—	—	—	764
November	—	60	100	150	441	—	—	250	64	162	1,227
December	—	106	70	—	850	—	—	—	—	—	1,026
1995 January	—	—	100	—	220	—	—	70	—	1,800	2,190
<b>EAST GIPPSLAND STATISTICAL DIVISION</b>											
1991-92	1,252	2,175	1,726	1,640	1,249	382	103	56	4,737	460	13,781
1992-93	610	1,883	1,021	1,224	250	319	440	1,661	1,630	512	9,550
1993-94	1,914	5,999	1,329	2,035	992	2,926	750	2,179	3,530	1,809	23,463
1993 November	—	65	146	—	159	1,426	—	—	—	125	1,921
December	—	—	50	70	400	—	—	—	490	—	1,010
1994 January	—	—	—	—	—	—	—	—	—	—	—
November	—	150	—	—	80	100	—	—	—	345	675
December	—	—	—	120	—	—	530	—	—	—	650
1995 January	87	—	—	70	50	—	—	—	—	—	207
<b>GIPPSLAND STATISTICAL DIVISION</b>											
1991-92	692	2,743	7,101	1,502	1,129	6,634	877	4,886	3,622	2,380	31,565
1992-93	2,101	5,067	2,996	4,529	2,211	3,583	1,619	682	7,290	580	30,658
1993-94	2,299	4,164	3,248	14,498	3,584	8,213	154	1,713	1,852	912	40,639
1993 November	180	120	275	728	—	200	—	—	200	—	1,703
December	—	1,330	202	359	170	354	—	120	—	144	2,679
1994 January	—	—	—	52	—	—	—	93	55	—	201
November	—	213	365	159	84	—	70	—	—	160	1,051
December	—	60	400	50	938	163	—	—	260	105	1,976
1995 January	150	150	—	543	130	—	82	—	100	80	1,235
<b>TOTAL VICTORIA</b>											
1991-92	57,964	143,123	258,794	472,155	175,616	136,092	14,815	84,086	63,886	67,184	1,473,715
1992-93	47,017	155,112	272,071	259,451	169,113	155,501	16,059	121,215	98,310	112,411	1,406,261
1993-94	188,389	487,069	206,188	234,292	366,837	207,686	13,934	302,668	378,184	117,425	2,502,670
1993 November	4,010	18,605	17,467	10,857	12,853	35,719	405	61,076	6,794	7,026	174,813
December	2,053	20,371	11,337	12,666	9,363	15,774	714	4,897	39,361	3,884	120,420
1994 January	275	8,391	8,930	8,000	11,958	7,875	520	11,849	1,925	5,537	65,260
November	2,245	11,848	41,316	28,577	13,647	29,203	1,111	15,144	26,112	4,548	173,754
December	3,642	8,107	10,129	18,382	10,438	24,806	2,655	6,471	3,242	1,288	89,161
1995 January	12,037	40,427	18,889	19,087	20,244	13,835	2,172	18,900	1,967	5,102	152,660

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

New other residential building										
Statistical division	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Melbourne	1,146	107	35	142	—	—	31	31	173	1,319
Barwon	78	—	—	—	—	—	—	—	—	78
Western District	42	—	—	—	—	—	—	—	—	42
Central Highlands	35	—	—	—	—	—	—	—	—	35
Wimmera	9	4	—	4	—	—	—	—	4	13
Mallee	17	—	—	—	—	—	—	—	—	17
Loddon-Campaspe	63	—	—	—	—	—	—	—	—	63
Goulburn	69	—	—	—	—	—	—	—	—	69
Ovens-Murray	41	—	—	—	—	—	—	—	—	41
East Gippsland	43	—	—	—	—	—	—	—	—	43
Gippsland	53	10	—	10	—	—	—	—	10	63
Victoria	1,596	121	35	156	—	—	31	31	187	1,783
VALUE (\$'000)										
Melbourne	109,291	8,737	3,590	12,327	—	—	3,753	3,753	16,080	125,371
Barwon	7,059	—	—	—	—	—	—	—	—	7,059
Western District	3,657	—	—	—	—	—	—	—	—	3,657
Central Highlands	3,250	—	—	—	—	—	—	—	—	3,250
Wimmera	960	110	—	110	—	—	—	—	110	1,070
Mallee	1,215	—	—	—	—	—	—	—	—	1,215
Loddon-Campaspe	5,018	—	—	—	—	—	—	—	—	5,018
Goulburn	6,460	—	—	—	—	—	—	—	—	6,460
Ovens-Murray	3,521	—	—	—	—	—	—	—	—	3,521
East Gippsland	3,717	—	—	—	—	—	—	—	—	3,717
Gippsland	4,554	554	—	554	—	—	—	—	554	5,108
Victoria	148,703	9,400	3,590	12,990	—	—	3,753	3,753	16,743	165,446

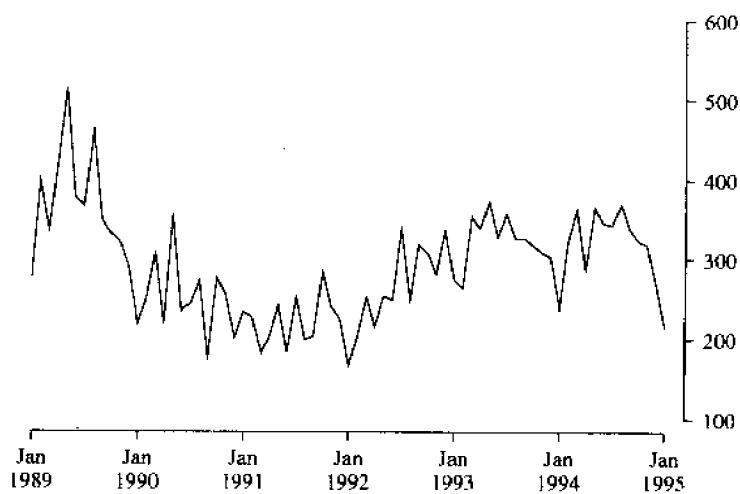
(a) Excludes Conversions, etc.

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

<i>Statistical division / subdivision</i>	<i>1992-93</i>	<i>1993-94</i>	<i>July - Jan. 1994-95</i>	<i>Jan. 1995</i>
Melbourne (SD)	2,918	3,021	1,718	182
Greater Geelong City Part A (SSD) (b)	159	193	83	6
Barwon (SD)	202	275	119	7
Western District (SD)	51	43	39	3
Ballarat City (SSD) (b)	81	33	27	—
Central Highlands (SD)	96	43	33	—
Wimmera (SD)	27	17	14	—
Mildura (SSD)	27	48	15	1
Mallee (SD)	31	75	23	3
Greater Bendigo City Part A (SSD) (b)	114	100	40	3
Loddon-Campaspe (SD)	145	134	65	7
Shepparton-Mooroopna (SSD)	42	27	8	1
Goulburn (SD)	89	76	47	4
Wodonga (SSD)	76	56	19	—
Ovens-Murray (SD)	103	65	39	4
East Gippsland (SD)	34	23	29	2
Latrobe Valley (SSD)	34	42	26	2
Gippsland (SD)	59	86	46	2
<b>Victoria</b>	<b>3,755</b>	<b>3,858</b>	<b>2,172</b>	<b>214</b>

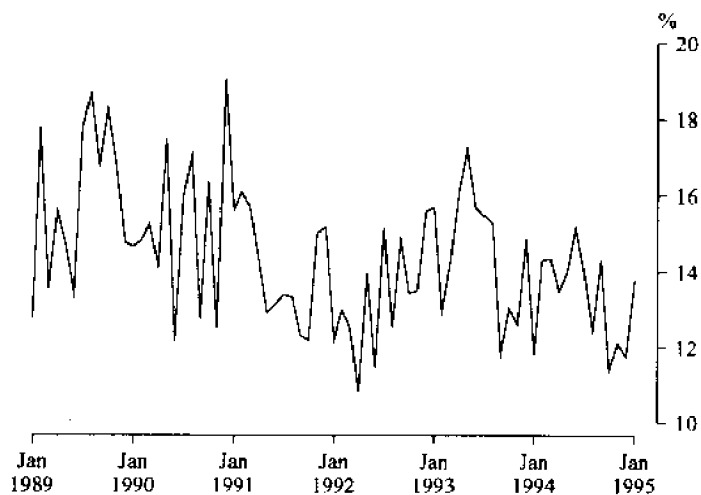
(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 29 and 30 of the explanatory notes, and also to the list of local government boundary changes enclosed with this publication.

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



Note: Refer to paragraph 8 of Explanatory Notes

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



Note: Refer to paragraph 8 of Explanatory Notes

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

<i>Statistical local area</i>	<i>1992-93</i>	<i>1993-94</i>	<i>July - Jan. 1994-95</i>	<i>Jan. 1995</i>
Berwick (C)	99	59	52	11
Boroondara (C) — (b)				
— Camberwell (C)	128	151	62	5
— Hawthorn (C)	11	24	15	—
— Kew (C)	28	36	25	1
Box Hill (C)	64	96	50	10
Brighton (C)	39	62	50	3
Broadmeadows (C)	82	87	40	8
Bulla (S)	34	16	16	1
Caulfield (C)	85	86	58	10
Chelsea (C)	26	48	38	2
Cranbourne (C)	25	41	4	—
Croydon (C)	50	51	35	6
Dandenong (C)	44	34	20	3
Darebin (C) — (b)				
— Northcote (C)	26	37	25	3
— Preston (C)	74	74	59	3
Diamond Valley (S)	40	42	17	1
Doncaster and Templestowe (C)	109	115	40	1
Eltham (S)	70	61	30	6
Essendon (C) (b)	66	64	32	3
Flinders (S)	2	10	6	—
Footscray (C)	12	16	33	3
Frankston (C)	66	53	29	3
Hastings (S)	19	13	4	—
Healesville (S)	2	3	1	—
Heidelberg (C)	67	60	25	1
Hobsons Bay (C) — (b)				
— Altona (C)	84	86	40	1
— Williamstown (C)	12	20	9	—
Keilor (C)	104	132	93	7
Knox (C)	50	53	39	8
Lillydale (S)	22	34	22	2
Melbourne (C) (b)	10	12	4	—
Melton (S)	16	18	11	3
Moorabbin (C)	162	179	126	11
Moreland (C) — (b)				
— Brunswick (C)	16	27	5	—
— Coburg (C)	14	25	23	3
Mordialloc (C)	59	78	41	11
Mornington (S)	31	27	18	1
Nunawading (C)	146	117	89	7
Oakleigh (C)	55	81	27	—
Pakenham (S)	16	16	3	—
Port Phillip (C) — (b)				
— Port Melbourne (C)	6	11	4	2
— St Kilda (C)	10	17	6	—
— South Melbourne (C)	15	10	2	—
Ringwood (C)	81	64	17	—
Sandringham (C)	54	81	45	6
Sherbrooke (S)	—	4	2	—
Springvale (C)	86	49	38	2
Stonnington (C) — (b)				
— Malvern (C)	25	28	34	6
— Prahran (C)	28	29	27	4
Sunshine (C)	105	26	16	2
Upper Yarra (S) Pt A	2	1	1	—
Waverley (C)	137	160	81	6
Werribee (C)	113	81	28	2
Whittlesea (C)	172	182	70	10
Yarra (C) — (b)				
— Collingwood (C)	8	8	3	3
— Fitzroy (C)	5	4	10	1
— Richmond (C)	6	22	18	—
<b>Melbourne Statistical Division</b>	<b>2,918</b>	<b>3,021</b>	<b>1,718</b>	<b>182</b>
<b>Rest of Victoria</b>	<b>837</b>	<b>837</b>	<b>454</b>	<b>32</b>
<b>Total Victoria</b>	<b>3,755</b>	<b>3,858</b>	<b>2,172</b>	<b>214</b>

(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 29 and 30 of the explanatory notes, and also to the list of local government boundary changes enclosed with this publication.

## EXPLANATORY NOTES

**Introduction**

This publication contains monthly details of building work approved. Statistics of building work approved are compiled from:

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

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

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

**Scope and coverage**

2. The statistics relate to building activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.) is excluded.

3. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures, for which building approval was obtained.

4. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more).
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more (no change in cut-off limit for this category); and
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken interpreting data for specific classes of non-residential building.

**Definitions**

5. A *building* is defined as a rigid, fixed, and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods, or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

6. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential purposes. Units

(whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation such as motels, hostels, and holiday apartments, are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential building approved.

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

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

8. Commencing with the March 1989 issue details of *dual occupancy dwelling units* approved are included in Tables 12 and 13 of this publication. The dual occupancy concept applies in each case where two dwelling units occupy a single residential allotment and new dwelling units are created as follows:

- (a) when two new dwelling units are to be erected on one allotment both units are counted.
- (b) when one new dwelling unit is to be erected on an allotment already occupied by an existing dwelling unit, the new unit is counted.
- (c) when an existing dwelling unit is to be altered or added to, to create two dwelling units, one new unit is counted.
- (d) when a non-residential building is to be altered and/or added to, to create two dwelling units, both units are counted.

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

10. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include

these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

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

12. *Values* data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non residential buildings' these estimates can and often do differ significantly from the completed value of the building.

#### **Building classification**

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

14. *Functional classification of building - general.* A building is classified according to its intended major function. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to 'Offices', a detached cafeteria building to 'Shops', while factory buildings would be classified to 'Factories'. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'Educational'. Further details of the functional classification may be found in the explanatory notes of the ABS publication *Building Activity, Victoria* (8752.2).

15. *Functional classification of building - Dwelling Structure Classification (DSC).* From July 1992, an expanded functional classification of buildings based on the Dwelling Structure Classification (DSC) has been introduced by the ABS

to provide more detailed information on residential building approvals.

The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

- a) semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:
  - one storey.
  - two or more storeys.
- b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
  - one or two storeys;
  - three storeys;
  - four or more storeys.

More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification (DSC)*(1296.0).

#### **General**

16. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (such as blocks of flats and multi storey office buildings) approved in particular months, and also by the administrative arrangements of government authorities.

#### **Seasonal adjustment**

17. Seasonally adjusted building statistics are shown in Table 3. In the seasonally adjusted series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. As happens with all seasonally adjusted series the seasonal factors are reviewed annually to take account of each additional year's data. The results of the latest review were used to compile the revised seasonally adjusted and trend estimates contained in this bulletin. Regular subscribers can obtain a complimentary copy of the full revised series on request.

18. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or



downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual month to month movements.

19. Trend estimate dwelling approval statistics are shown in Table 3. 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.

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

#### Estimates at constant prices

21. The base year of constant price estimates of building approvals, contained in this issue has been changed from 1984-85 to 1989-90.

22. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of base year influences the movements in the constant price series, and the usefulness of such series is diminished if the relative price weights of the base year differ significantly from the price relationships in other periods included in this series. The more remote a base year is from the current period, the less likely that its relative prices will reflect the current situation.

23. A more detailed discussion of the need for rebasing constant price estimates and factors affecting the choice of base year, are contained in the information paper *Change in Base Year of Constant Price Estimates from 1984-85 to 1989-90* (5227.0).

24. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented for Victoria in Table 4. Monthly value data at constant prices are not available.

25. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts, aggregate 'Gross fixed capital expenditure'.

26. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

#### Australian Standard Geographical Classification

27. 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.

28. 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.

From 1 July 1991, the date of effect of these changes emanating from the review for building approval statistics, the only Local Government Area (LGA) 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.

29. 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 Statistical Local Areas have been included in the Barwon, Central Highlands and Loddon-Campaspe Statistical Divisions. Details of changes are provided in a listing enclosed with the July 1994 issue of this publication. Copies of this list are available from ABS Victoria on request.

These changes have been incorporated in Building Statistics from 1 July 1994. Tables 8 and 13 show the Statistical Local Areas, and Tables 9 and 12 show the Statistical Subdivisions. There have been no changes to Statistical Divisions boundaries as a result of these Local Government Area changes.

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

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

### Unpublished data and related publications

31. In some cases, the ABS can also make available information which is not published. This information may be made available in one or more of the following forms: microfiche, photocopy, data tape, computer printout, manually-extracted tabulation. Generally, a charge is made for providing unpublished information.

32. 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 - Small Area Summary* (8733.2) (annual) (\$8.50)

*Dwelling Unit Commencements Reported xby Approving Authorities, Victoria* (8741.2) (monthly) (\$11.00)

*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) (quarterly) (\$11.00) *Building Activity, Australia* (8752.0) (quarterly) (\$14.50)

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

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

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

### 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.

### Floppy disk service

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

### Recorded message services

0055 26400

*Consumer Price Index*

*National Accounts*

*Balance of Payments*

*Labour Force Estimates*

*Average Weekly Earnings*

*Estimated Resident Population*

### Symbols and other usages

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

.. not applicable

- nil or rounded down to zero

----- break in continuity of series

(where line is drawn across a column between two consecutive figures)

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

(Steadycom 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 these electronic data services, contact any ABS Office (see below).

### **Bookshops and Subscriptions**

There is a large number of ABS publications available from ABS bookshops (see below Bookshop Sales for contact details). The ABS also provides a subscription service through which nominated publications are supplied by mail on a regular basis (telephone Subscription Service toll free on 008 02 0608 Australia wide).

## *Sales and Inquiries*

<b>Regional Offices</b>	<b>Information Inquiries</b>	<b>Bookshop Sales</b>
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
<b>National Office</b>		
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 1995

**Recommended retail price: \$13.00**



**2873120001954**  
ISSN 1031-1998