

**BUILDING APPROVALS, VICTORIA,  
JANUARY 1996**

The restructure of local government in Victoria and the associated geographic boundary changes have resulted in major changes to Victoria's statistical geography effective from 1 July 1995.

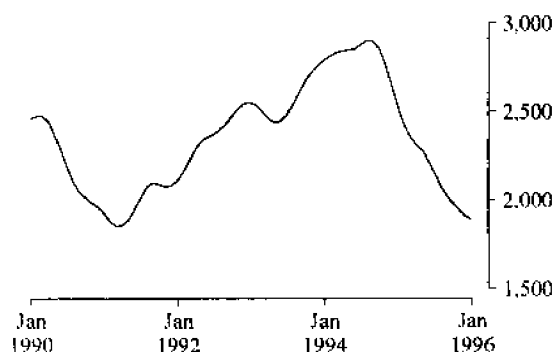
Full details of the changes made are available in the ABS information paper *Victorian Local Government Amalgamations 1994-95: Changes to the Australian Standard Geographic Classification (1257.0)*.

In many cases, it has not been possible to maintain time series of data due to the nature of the changes made.

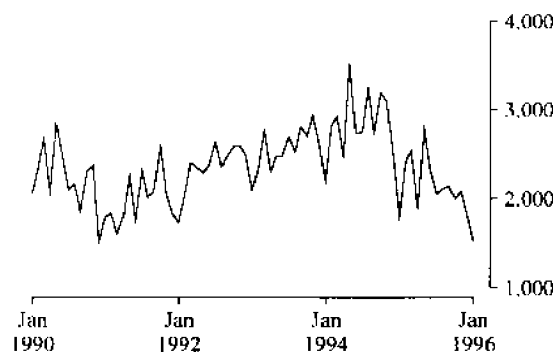
**MAIN FEATURES**

- The trend estimate of the number of dwelling units approved in January 1996 (1,887) was 1.2 per cent lower than in December 1995 (1,909) and 25.1 per cent lower than in January 1995 (2,520). The trend estimate shows 14 consecutive monthly decreases since November 1994.
- In original terms the number of dwelling units approved in January 1996 (1,519) was 16.7 per cent lower than in December 1995 (1,824), and 15.0 per cent lower than the figure recorded in January 1995 (1,787).
- The value of non-residential buildings approved, at current prices, for the seven months ending January 1996 was \$1,470.5m, an increase of 36.9 per cent when compared to the corresponding figure for the seven months ending January 1995 (\$1,074.5m).

**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- for further information about statistics in this publication and the availability of related unpublished statistics, contact David Miller or John Nelson on Melbourne (03) 9615 7000; or any ABS office.
- for information about other ABS statistics and services contact Information Services on Melbourne (03) 9615 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 1995 to January 1996.

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 will tend to be larger with greater 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 1996) 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 1996, the trend estimate for that month would be 1,627, a movement of 1.1 per cent. The monthly movements in the trend estimates for November and December 1995, and January 1996, which are currently estimated to be -1.4, -1.1 and -0.3 per cent respectively, would be revised to -1.0, -0.1 and 0.4 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in February 1996 would produce a trend estimate for that month of 1,559, a movement of -0.3 per cent, with the movements in the trend estimates for November and December 1995, and January 1996, being revised to -1.6, -1.2 and -0.9 per cent respectively.

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

	Trend estimate		Revised trend estimate if February 1996 seasonally adjusted estimate			
			is up 5% on January 1996		is down 5% on January 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1995</i>						
August	1,691	-2.3	1,688	-2.4	1,691	-2.2
September	1,654	-2.2	1,649	-2.3	1,654	-2.1
October	1,623	-1.9	1,620	-1.7	1,623	-1.9
November	1,599	1.4	1,605	-1.0	1,597	-1.6
December	1,582	-1.1	1,603	-0.1	1,579	-1.2
<i>1996</i>						
January	1,577	-0.3	1,609	0.4	1,564	-0.9
February	n.y.a.	n.y.a.	1,627	1.1	1,559	-0.4

### TOTAL NUMBER OF DWELLING UNITS APPROVED, RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1996 seasonally adjusted estimate			
			is up 7% on January 1996		is down 7% on January 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1995</i>						
August	2,075	-3.2	2,074	-3.3	2,079	-3.1
September	2,024	-2.5	2,023	-2.5	2,031	-2.3
October	1,980	-2.2	1,980	-2.1	1,984	-2.3
November	1,943	-1.1	1,945	-1.7	1,934	-2.5
December	1,909	-1.8	1,911	-1.8	1,874	-3.1
<i>1996</i>						
January	1,887	-1.2	1,876	-1.8	1,808	-3.6
February	n.y.a.	n.y.a.	1,841	-1.9	1,737	-3.9

# 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
<b>MELBOURNE STATISTICAL DIVISION (b)</b>										
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
1994-95	17,816	307	18,123	3,100	581	3,681	1,330	22,240	894	23,134
1994-95										
July-January	11,343	169	11,512	1,704	269	1,973	718	13,765	438	14,203
1995-96										
July-January	8,120	254	8,374	1,118	517	1,635	110	9,348	771	10,119
1994—										
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
February	1,352	35	1,387	208	98	306	152	1,712	133	1,845
March	1,321	32	1,353	152	45	197	309	1,776	83	1,859
April	1,158	6	1,164	228	4	232	8	1,394	10	1,404
May	1,325	25	1,350	610	96	706	111	2,046	121	2,167
June	1,317	40	1,357	198	69	267	32	1,547	109	1,656
July	1,355	21	1,376	48	71	119	11	1,414	92	1,506
August	1,296	82	1,378	125	69	194	3	1,424	151	1,575
September	1,292	19	1,311	377	—	377	4	1,673	19	1,692
October	1,149	21	1,170	179	67	246	—	1,328	88	1,416
November	1,201	72	1,273	59	165	224	1	1,261	237	1,498
December	968	34	1,002	266	62	328	68	1,302	96	1,398
1996										
January	859	5	864	64	83	147	23	946	88	1,034
<b>VICTORIA</b>										
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
1994-95	25,284	601	25,885	3,225	808	4,033	1,347	29,849	1,416	31,265
1994-95										
July-January	16,076	347	16,423	1,795	375	2,170	730	18,601	722	19,323
1995-96										
July-January	11,475	312	11,787	1,158	660	1,818	122	12,755	972	13,727
1994										
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
February	1,861	37	1,898	216	146	362	153	2,230	183	2,413
March	1,954	43	1,997	158	71	229	312	2,417	121	2,538
April	1,585	37	1,622	240	13	253	8	1,833	50	1,883
May	1,902	58	1,960	614	96	710	112	2,628	154	2,782
June	1,906	79	1,985	202	107	309	32	2,140	186	2,326
July	1,829	32	1,861	50	130	180	11	1,890	162	2,052
August	1,802	94	1,896	133	69	202	7	1,942	163	2,105
September	1,723	23	1,746	377	8	385	8	2,108	31	2,139
October	1,694	23	1,717	183	101	284	1	1,878	124	2,002
November	1,731	80	1,811	84	188	272	3	1,818	268	2,086
December	1,380	46	1,426	267	62	329	69	1,716	108	1,824
1996—										
January	1,316	14	1,330	64	102	166	23	1,403	116	1,519

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes. (b) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onward. For further details please refer to paragraphs 27 to 29 of the explanatory notes.

## 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					
<b>MELBOURNE STATISTICAL DIVISION (a)</b>														
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
1994-95	1,732.4	23.5	1,755.9	380.7	46.4	427.0	2,113.1	69.8	2,182.9	571.9	1,072.3	1,655.8	3,749.0	4,410.6
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
1995-96 July-January	814.1	24.7	838.7	138.5	35.1	173.6	952.6	59.8	1,012.3	256.9	851.1	1,193.8	2,048.1	2,463.1
1994-- 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
February	129.8	3.7	133.5	19.7	5.4	25.1	149.5	9.1	158.6	45.9	149.8	218.2	345.1	422.7
March	123.8	3.3	127.1	11.6	4.4	16.1	135.4	7.7	143.1	70.1	85.0	106.0	289.2	319.2
April	114.1	0.6	114.7	20.9	0.2	21.1	135.0	0.8	135.8	30.2	59.7	91.2	223.9	257.2
May	135.0	1.6	136.6	91.4	10.8	102.2	226.4	12.3	238.8	51.5	118.1	188.8	392.0	479.1
June	132.6	3.0	135.6	15.2	3.9	19.1	147.8	6.9	154.7	41.1	84.4	156.1	271.9	351.9
July	130.5	1.3	131.8	5.7	4.8	10.5	136.2	6.1	142.3	32.8	80.9	94.7	249.0	269.7
August	130.3	8.3	138.6	9.9	4.8	14.7	140.2	13.1	153.3	37.5	87.9	144.7	265.2	335.4
September	131.2	3.0	134.1	40.5	--	40.5	171.7	3.0	174.7	38.2	125.4	188.5	332.8	401.4
October	116.0	2.1	118.1	29.4	3.9	33.3	145.4	6.0	151.4	41.7	286.9	343.8	472.9	536.9
November	123.8	7.5	131.3	5.5	12.3	17.8	129.3	19.8	149.1	41.9	110.0	159.1	279.0	350.0
December	95.7	2.2	97.9	42.7	4.0	46.6	138.4	6.2	144.5	32.0	95.7	137.5	264.0	314.0
1996-- January	86.6	0.3	86.9	4.8	5.4	10.2	91.4	5.7	97.1	33.0	64.1	125.5	185.3	255.5
<b>VICTORIA</b>														
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
1994-95	2,383.4	41.9	2,425.3	388.8	59.9	448.7	2,772.2	101.8	2,874.0	685.1	1,274.7	1,975.2	4,717.5	5,534.3
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
1995-96 July-January	1,119.4	29.7	1,149.2	141.9	43.7	185.7	1,261.3	73.5	1,334.8	324.0	1,039.3	1,470.5	2,605.6	3,129.3
1994-- 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
February	175.5	3.9	179.3	20.3	8.3	28.6	195.8	12.2	208.0	54.5	160.0	237.6	410.3	500.1
March	179.0	4.1	183.1	11.9	6.0	17.9	191.0	10.0	201.0	80.8	105.4	132.1	375.9	413.9
April	151.1	2.4	153.6	22.5	0.8	23.3	173.6	3.2	176.8	40.4	76.6	118.6	286.6	335.9
May	188.4	3.5	191.9	91.6	10.8	102.3	280.0	14.3	294.2	62.7	153.9	231.0	491.1	587.9
June	184.6	6.0	190.5	15.4	6.7	22.1	200.0	12.6	212.6	50.8	104.0	181.4	352.4	444.8
July	173.8	2.3	176.1	5.7	7.4	13.2	179.6	9.7	189.3	41.0	111.7	131.4	330.8	361.8
August	175.4	9.0	184.4	10.4	4.8	15.2	185.9	13.8	199.7	46.9	117.1	180.5	348.8	427.1
September	171.2	3.3	174.5	40.5	0.4	41.0	211.7	3.7	215.4	47.5	154.6	227.5	410.6	490.4
October	165.7	2.1	167.8	29.6	6.0	35.7	195.3	8.2	203.5	53.8	307.9	382.1	554.4	639.4
November	172.5	8.3	180.8	7.7	14.5	22.2	180.2	22.8	203.1	52.7	137.6	212.9	367.0	468.7
December	131.6	3.7	135.3	43.0	4.0	47.0	174.6	7.6	182.3	41.1	114.9	172.4	327.2	395.8
1996-- January	129.2	1.0	130.2	4.8	6.6	11.4	134.0	7.6	141.6	40.9	95.4	163.5	266.8	346.1

(a) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onward. For further details please refer to paragraphs 27 to 29 of the explanatory notes.

## 3

## NUMBER AND VALUE OF BUILDING APPROVED, 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		
<b>SEASONALLY ADJUSTED</b>						
<i>1994—</i>						
November r	2,396	2,408	2,707	2,842	253.2	52.6
December r	2,064	2,132	2,548	2,787	328.9	37.4
<i>1995</i>						
January r	1,992	1,943	2,080	2,088	188.4	41.3
February r	1,955	1,954	2,374	2,516	219.4	57.5
March r	1,863	1,888	2,364	2,442	191.0	76.3
April r	1,871	1,929	2,117	2,169	210.9	46.9
May r	1,683	1,780	2,274	2,401	258.3	55.3
June r	1,860	1,940	2,179	2,336	216.2	51.1
July r	1,814	1,878	1,819	2,033	186.1	44.8
August r	1,574	1,736	1,735	1,942	182.3	44.2
September r	1,732	1,707	2,150	2,215	221.3	47.4
October r	1,539	1,558	1,723	1,827	183.6	45.2
November r	1,608	1,688	1,684	1,932	188.6	47.7
December r	1,600	1,625	1,917	2,122	211.5	46.5
<i>1996—</i>						
January r	1,597	1,572	1,665	1,712	154.8	49.2
<b>TREND ESTIMATES</b>						
<i>1994—</i>						
November r	2,247	2,275	2,631	2,770	258.2	48.0
December r	2,146	2,160	2,522	2,649	249.0	48.9
<i>1995</i>						
January r	2,039	2,047	2,409	2,520	237.1	51.2
February r	1,948	1,961	2,324	2,421	226.5	54.0
March r	1,878	1,907	2,258	2,352	218.4	56.1
April r	1,831	1,883	2,202	2,307	214.0	56.4
May r	1,799	1,871	2,148	2,272	212.6	54.5
June r	1,768	1,851	2,072	2,215	211.1	51.1
July r	1,729	1,813	1,987	2,144	208.0	47.7
August r	1,691	1,763	1,912	2,075	201.9	45.9
September r	1,654	1,712	1,861	2,024	196.8	45.8
October r	1,623	1,665	1,822	1,980	193.2	46.1
November r	1,599	1,628	1,792	1,943	190.1	46.6
December r	1,582	1,598	1,765	1,909	186.5	47.3
<i>1996—</i>						
January r	1,577	1,581	1,753	1,887	182.9	48.1

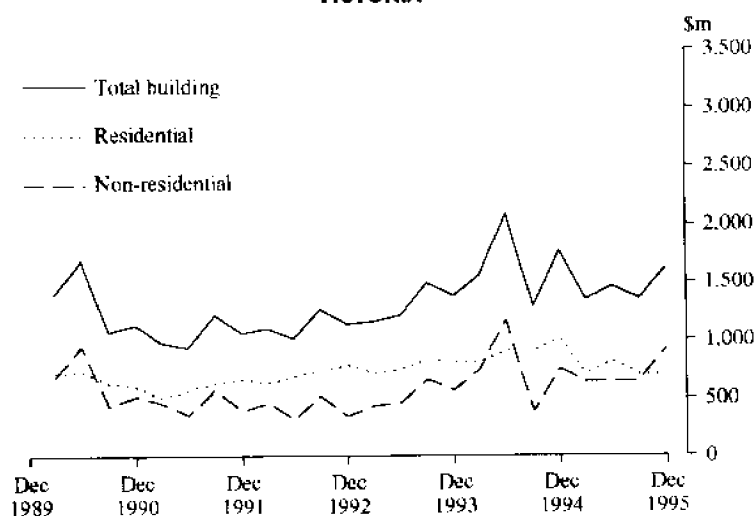
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation. (b) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

# 4 VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a), VICTORIA (\$ 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							
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
1994-95	2,220.1	2,259.0	543.9	2,802.9	637.9	1,564.3	2,423.5	4,960.2	5,864.3
1994—									
Sept. qtr.	666.1	673.6	70.5	744.1	161.6	309.9	386.6	1,215.6	1,292.3
Dec. qtr.	602.9	614.4	219.6	834.0	177.1	393.2	751.5	1,399.9	1,762.6
1995—									
Mar. qtr.	465.4	474.2	76.5	550.7	156.5	454.2	639.4	1,146.2	1,346.6
June qtr.	485.7	496.8	177.3	674.1	142.7	406.9	646.0	1,198.5	1,462.8
Sept. qtr.	480.2	493.5	82.9	576.5	124.9	464.2	653.1	1,148.8	1,354.5
Dec. qtr.	429.8	442.7	124.7	567.5	135.1	675.2	924.7	1,349.8	1,627.3

(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 1989-1990 PRICES  
VICTORIA**



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

Class of building	1993-94	1994-95	July-January		1995		1996
			1994-95	1995-96	November	December	January
<b>PRIVATE SECTOR</b>							
New houses	2,465.2	2,383.4	1,504.9	1,119.4	172.5	131.6	129.2
New other residential buildings	252.8	388.8	227.1	141.9	7.7	43.0	4.8
<i>Total new residential building</i>	<i>2,718.0</i>	<i>2,772.2</i>	<i>1,732.0</i>	<i>1,261.3</i>	<i>180.2</i>	<i>174.6</i>	<i>134.0</i>
Alterations and additions to residential buildings	614.4	670.6	394.5	305.0	49.2	37.6	37.3
Hotels, etc.	187.1	47.0	25.4	115.6	2.1	2.4	3.0
Shops	483.6	351.0	168.6	211.3	24.8	45.0	18.0
Factories	161.2	206.8	125.0	135.7	22.0	11.0	33.5
Offices	178.1	238.1	112.2	188.0	30.2	13.7	13.5
Other business premises	225.1	165.0	94.5	171.3	39.0	19.3	15.1
Educational	88.1	77.4	41.9	39.4	7.8	5.4	2.8
Religious	13.9	15.4	12.3	4.4	0.8	1.2	0.5
Health	119.8	49.2	35.0	29.1	3.1	0.5	3.3
Entertainment and recreational	308.7	81.9	36.6	104.6	4.8	1.5	2.5
Miscellaneous	87.9	42.9	23.3	40.2	3.1	15.0	3.3
<i>Total non-residential building</i>	<i>1,853.6</i>	<i>1,274.7</i>	<i>674.7</i>	<i>1,039.3</i>	<i>137.6</i>	<i>114.9</i>	<i>95.4</i>
<b>Total</b>	<b>5,186.0</b>	<b>4,717.5</b>	<b>2,801.2</b>	<b>2,605.6</b>	<b>367.0</b>	<b>327.2</b>	<b>266.8</b>
<b>PUBLIC SECTOR</b>							
New houses	58.8	41.9	22.0	29.7	8.3	3.7	1.0
New other residential buildings	40.9	59.9	27.4	43.7	14.5	4.0	6.6
<i>Total new residential building</i>	<i>99.7</i>	<i>101.8</i>	<i>49.4</i>	<i>73.5</i>	<i>22.8</i>	<i>7.6</i>	<i>7.6</i>
Alterations and additions to residential buildings	9.1	14.4	1.2	19.0	3.5	3.5	3.6
Hotels, etc.	1.3	1.1	0.2	1.2	0.2		0.6
Shops	3.4	7.7	5.0	24.6	16.8	2.2	0.4
Factories	45.0	12.4	11.8	2.5	0.3		
Offices	56.2	123.1	36.4	61.3	5.1	0.8	4.8
Other business premises	141.7	53.3	18.5	19.5	2.0	7.5	0.5
Educational	119.6	226.3	148.6	168.3	40.4	32.6	8.7
Religious							
Health	182.9	71.8	37.4	40.9	9.4	3.6	2.8
Entertainment and recreational	69.5	148.6	133.3	95.7	0.7	2.8	48.8
Miscellaneous	29.5	56.2	8.4	17.2	0.6	8.1	1.5
<i>Total non-residential building</i>	<i>649.1</i>	<i>700.5</i>	<i>399.7</i>	<i>431.2</i>	<i>75.4</i>	<i>57.5</i>	<i>68.1</i>
<b>Total</b>	<b>757.9</b>	<b>816.7</b>	<b>450.4</b>	<b>523.7</b>	<b>101.7</b>	<b>68.6</b>	<b>79.3</b>
<b>TOTAL</b>							
New houses	2,524.0	2,425.3	1,526.9	1,149.2	180.8	135.3	130.2
New other residential buildings	293.7	448.7	254.5	185.7	22.2	47.0	11.4
<i>Total new residential building</i>	<i>2,817.7</i>	<i>2,874.0</i>	<i>1,781.4</i>	<i>1,334.8</i>	<i>203.1</i>	<i>182.3</i>	<i>141.6</i>
Alterations and additions to residential buildings	623.5	685.1	395.7	324.0	52.7	41.1	40.9
Hotels, etc.	188.4	48.1	25.5	116.7	2.2	2.4	3.6
Shops	487.1	358.8	173.6	235.9	41.6	47.2	18.4
Factories	206.2	219.2	136.8	138.2	22.2	11.0	33.5
Offices	234.3	361.2	148.7	249.3	35.3	14.5	18.2
Other business premises	366.8	218.3	113.0	190.8	41.0	26.8	15.6
Educational	207.7	303.7	190.5	207.7	48.2	37.9	11.5
Religious	13.9	15.4	12.3	4.4	0.8	1.2	0.5
Health	302.7	121.0	72.5	70.0	12.5	4.1	6.2
Entertainment and recreational	378.2	230.4	169.9	200.3	5.5	4.2	51.3
Miscellaneous	117.4	99.0	31.7	57.3	3.6	23.1	4.8
<i>Total non-residential building</i>	<i>2,502.7</i>	<i>1,975.2</i>	<i>1,074.5</i>	<i>1,470.5</i>	<i>212.9</i>	<i>172.4</i>	<i>163.5</i>
<b>Total</b>	<b>5,943.9</b>	<b>5,534.3</b>	<b>3,251.6</b>	<b>3,129.3</b>	<b>468.7</b>	<b>395.8</b>	<b>346.1</b>

## 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>												
1995 November	7	0.8	3	0.8	1	0.6	—	—	—	—	11	2.2
December	6	0.7	1	0.2	—	—	1	1.5	—	—	8	2.4
1996 January	5	0.6	1	0.3	2	1.1	1	1.6	—	—	9	3.6
<b>SHOPS</b>												
1995 November	57	4.8	21	5.9	6	3.8	5	10.5	1	16.5	90	41.6
December	36	3.1	10	3.0	3	1.8	6	15.9	2	23.5	57	47.2
1996 January	47	4.3	14	4.5	3	1.5	1	1.4	1	6.7	66	18.4
<b>FACTORIES</b>												
1995 November	44	4.7	8	2.3	5	3.9	7	11.3	—	—	64	22.2
December	35	3.3	10	2.9	4	2.9	1	1.9	—	—	50	11.0
1996 January	20	2.0	19	6.0	4	2.6	6	11.0	1	12.0	50	33.5
<b>OFFICES</b>												
1995 November	35	3.7	15	4.6	3	1.6	7	10.2	2	15.2	62	35.3
December	37	3.8	22	6.2	3	2.3	2	2.2	—	—	64	14.5
1996 January	35	3.6	19	6.2	5	3.2	3	5.3	—	—	62	18.2
<b>OTHER BUSINESS PREMISES</b>												
1995 November	28	2.8	13	4.2	8	5.8	5	9.2	1	19.0	55	41.0
December	21	2.1	8	2.7	3	1.9	8	14.1	1	6.0	41	26.8
1996 January	20	2.0	13	3.8	5	3.5	4	6.3	—	—	42	15.6
<b>EDUCATIONAL</b>												
1995 November	8	0.7	8	2.3	8	6.0	9	14.2	1	25.0	34	48.2
December	37	3.7	19	6.4	4	3.1	3	6.4	2	18.3	65	37.9
1996 January	24	2.6	7	2.2	3	2.1	3	4.6	—	—	37	11.5
<b>RELIGIOUS</b>												
1995 November	2	0.3	1	0.5	—	—	—	—	—	—	3	0.8
December	—	—	1	0.2	1	0.9	—	—	—	—	2	1.2
1996 January	1	0.1	1	0.5	—	—	—	—	—	—	2	0.5
<b>HEALTH</b>												
1995 November	6	0.7	3	0.8	4	2.5	—	—	1	8.5	14	12.5
December	5	0.5	1	0.4	1	0.6	1	2.7	—	—	8	4.1
1996 January	2	0.2	2	0.6	3	1.9	2	3.6	—	—	9	6.2
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1995 November	8	0.8	5	1.5	2	1.8	1	1.4	—	—	16	5.5
December	10	0.9	4	1.3	—	—	1	2.0	—	—	15	4.2
1996 January	6	0.6	4	1.0	2	1.3	—	—	1	48.3	13	51.3
<b>MISCELLANEOUS</b>												
1995 November	21	1.7	7	2.0	—	—	—	—	—	—	28	3.6
December	18	1.6	8	2.3	2	1.1	4	10.1	1	7.9	33	23.1
1996 January	19	1.8	4	1.2	3	1.8	—	—	—	—	26	4.8
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1995 November	216	21.1	84	24.8	37	26.1	34	56.8	6	84.2	377	212.9
December	205	19.8	84	25.5	21	14.6	27	56.8	6	55.7	343	172.4
1996 January	179	17.8	84	26.2	30	18.8	20	33.7	3	67.1	316	163.5



## 7

## NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED BY MATERIAL OF OUTER WALLS, JANUARY 1996

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>MELBOURNE STATISTICAL DIVISION (b)</b>						
Houses						
Brick, stone or concrete	6	475	—	—	6	475
Brick-veneer	547	57,077	2	84	549	57,161
Timber	32	2,474	—	—	32	2,474
Fibre cement	—	—	—	—	—	—
Steel, aluminium or other materials	3	210	—	—	3	210
Not stated	271	26,330	3	210	274	26,540
<b>Total houses</b>	<b>859</b>	<b>86,566</b>	<b>5</b>	<b>294</b>	<b>864</b>	<b>86,860</b>
<i>Other residential buildings</i>	<i>64</i>	<i>4,840</i>	<i>83</i>	<i>5,361</i>	<i>147</i>	<i>10,201</i>
<b>Total residential buildings</b>	<b>923</b>	<b>91,406</b>	<b>88</b>	<b>5,655</b>	<b>1,011</b>	<b>97,061</b>
<b>REST OF VICTORIA (b)</b>						
Houses —						
Brick, stone or concrete	13	1,393	—	—	13	1,393
Brick-veneer	217	22,424	2	303	219	22,727
Timber	33	2,241	1	40	34	2,281
Fibre cement	13	649	1	80	14	729
Steel, aluminium or other materials	10	664	—	—	10	664
Not stated	171	15,262	5	300	176	15,562
<b>Total houses</b>	<b>457</b>	<b>42,631</b>	<b>9</b>	<b>723</b>	<b>466</b>	<b>43,354</b>
<i>Other residential buildings</i>	<i>—</i>	<i>—</i>	<i>19</i>	<i>1,202</i>	<i>19</i>	<i>1,202</i>
<b>Total residential buildings</b>	<b>457</b>	<b>42,631</b>	<b>28</b>	<b>1,924</b>	<b>485</b>	<b>44,556</b>
<b>TOTAL VICTORIA</b>						
Houses —						
Brick, stone or concrete	19	1,868	—	—	19	1,868
Brick-veneer	764	79,501	4	387	768	79,887
Timber	65	4,715	1	40	66	4,755
Fibre cement	13	649	1	80	14	729
Steel, aluminium or other materials	13	874	—	—	13	874
Not stated	442	41,592	8	510	450	42,102
<b>Total houses</b>	<b>1,316</b>	<b>129,198</b>	<b>14</b>	<b>1,017</b>	<b>1,330</b>	<b>130,215</b>
<i>Other residential buildings</i>	<i>64</i>	<i>4,840</i>	<i>102</i>	<i>6,563</i>	<i>166</i>	<i>11,403</i>
<b>Total residential buildings</b>	<b>1,380</b>	<b>134,038</b>	<b>116</b>	<b>7,579</b>	<b>1,496</b>	<b>141,617</b>

(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 27 to 29 of the explanatory notes.

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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)				
<b>MELBOURNE STATISTICAL DIVISION</b>										
Banyule (C)										
Heidelberg	4	—	608	—	8	437	628	—	—	1,673
North	12	—	1,164	—	—	—	179	60	60	1,403
Total	16	—	1,772	—	8	437	807	60	60	3,075
Bayside (C)										
Brighton	9	—	1,392	—	—	—	813	—	—	2,205
South	6	—	935	—	41	2,500	840	—	—	4,275
Total	15	—	2,327	—	41	2,500	1,653	—	—	6,480
Boroondara (C)										
Camberwell North	13	—	1,846	7	—	1,000	656	—	—	3,502
Camberwell South	8	—	1,260	—	—	—	1,670	300	550	3,479
Hawthorn	—	—	—	2	—	200	553	750	750	1,503
Kew	1	—	92	—	—	—	638	—	—	730
Total	22	—	3,197	9	—	1,200	3,516	1,050	1,300	9,214
Brimbank (C)										
Keilor	35	—	3,900	—	—	—	404	300	820	5,124
Sunshine	15	—	1,094	—	—	—	129	1,780	1,780	3,002
Total	50	—	4,994	—	—	—	533	2,080	2,600	8,127
Cardinia (S)										
Pakenham	11	—	1,228	—	—	—	460	56	56	1,743
South	2	—	162	—	—	—	—	—	—	162
Total	13	—	1,390	—	—	—	460	56	56	1,906
Casey (C)										
Berwick	88	—	9,409	6	—	110	589	901	901	11,009
South	49	—	3,415	—	—	—	240	650	650	4,305
Total	137	—	12,824	6	—	110	829	1,551	1,551	15,314
Darebin (C)										
Northcote	1	—	30	10	—	500	806	400	400	1,736
Preston	15	3	1,516	2	12	1,260	501	970	2,303	5,580
Total	16	3	1,546	12	12	1,760	1,307	1,370	2,703	7,316
Frankston (C)										
East	30	—	2,317	—	—	—	273	75	75	2,665
West	26	—	2,088	—	—	—	259	2,130	2,130	4,477
Total	56	—	4,405	—	—	—	533	2,205	2,205	7,143
Glen Fira (C)										
Caulfield	8	—	1,085	—	—	—	950	940	940	2,975
South	13	—	1,239	—	—	—	587	300	300	2,126
Total	21	—	2,324	—	—	—	1,537	1,240	1,240	5,101
Greater Dandenong (C)										
Dandenong	6	—	678	—	—	—	76	5,760	5,760	6,514
Balance	15	—	1,089	—	—	—	264	2,231	2,406	3,758
Total	21	—	1,767	—	—	—	340	7,991	8,166	10,272
Hobsons Bay (C)										
Altona	10	—	761	—	—	—	164	—	—	925
Williamstown	5	—	596	—	—	—	233	140	140	969
Total	15	—	1,356	—	—	—	397	140	140	1,893
Hume (C)										
Broadmeadows	2	—	140	—	—	—	58	530	530	728
Craigieburn	25	—	2,438	—	—	—	52	200	2,390	4,880
Sunbury	6	2	631	—	—	—	75	—	—	705
Total	33	2	3,209	—	—	—	184	730	2,920	6,313
Kingston (C)										
North	21	—	2,253	—	—	—	681	5,362	5,704	8,639
South	23	—	2,452	—	—	—	299	—	—	2,751
Total	44	—	4,705	—	—	—	980	5,362	5,704	11,390
Knox (C)	32	—	3,352	—	—	—	623	964	3,263	7,238
Manningham (C)	26	—	3,064	—	—	—	1,266	775	775	5,105
Maribyrnong (C)	6	—	601	3	—	175	223	145	145	1,145

See footnotes at end of table.

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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)				
<b>MELBOURNE STATISTICAL DIVISION — continued</b>										
Maroondah (C)										
Croydon	16	—	1,435	—	—	—	431	611	611	2,477
Ringwood	6	—	654	—	—	—	245	50	280	1,179
Total	22	—	2,089	—	—	—	676	661	891	3,655
Melbourne (C)										
Inner	—	—	—	4	—	400	—	3,960	4,370	4,770
Remainder	—	—	—	—	—	—	493	11,393	12,547	13,041
Total	—	—	—	4	—	400	493	15,353	16,917	17,810
Melton (S)										
East	20	—	2,208	—	—	—	33	—	—	2,240
Balance	17	—	1,707	—	—	—	613	220	320	2,641
Total	37	—	3,915	—	—	—	646	220	320	4,881
Monash (C)										
South-West	12	—	1,033	—	—	—	95	1,945	1,945	3,073
Waverley East	2	—	330	—	—	—	157	—	—	487
Waverley West	27	—	2,394	—	—	—	172	2,135	2,135	4,701
Total	41	—	3,758	—	—	—	424	4,080	4,080	8,261
Moonee Valley (C)										
Essendon	6	—	720	11	—	735	1,848	761	761	4,064
West	10	—	1,125	5	—	270	292	320	320	2,007
Total	16	—	1,845	16	—	1,005	2,140	1,081	1,081	6,071
Moreland (C)										
Brunswick	5	—	545	—	—	—	912	50	133	1,591
Coburg	5	—	378	—	—	—	127	—	—	505
North	6	—	424	—	—	—	300	160	160	884
Total	16	—	1,347	—	—	—	1,339	210	293	2,979
Mornington Peninsula (S)										
East	8	—	663	—	—	—	251	96	96	1,010
South	19	—	2,161	—	—	—	445	50	50	2,655
West	11	—	1,317	—	—	—	353	—	—	1,670
Total	38	—	4,140	—	—	—	1,049	146	146	5,335
Nillumbik (S)										
South-West	5	—	550	—	—	—	70	—	—	620
Balance	4	—	300	—	—	—	341	—	—	641
Total	9	—	850	—	—	—	411	—	—	1,261
Port Phillip (C)										
St Kilda	4	—	765	—	—	—	515	325	325	1,605
West	3	—	420	—	—	—	471	600	49,034	49,925
Total	7	—	1,185	—	—	—	986	925	49,359	51,530
Stonnington (C)										
Prahan	4	—	1,235	—	—	—	1,854	1,707	1,707	4,796
Malvern	5	—	850	2	—	100	1,085	750	1,164	3,199
Total	9	—	2,085	2	—	100	2,939	2,457	2,871	7,995
Whitehorse (C)										
Box Hill	12	—	1,320	—	—	—	761	640	779	2,860
Nunawading East	6	—	550	—	—	—	294	—	—	844
Nunawading West	16	—	1,447	—	—	—	678	3,150	3,150	5,275
Total	34	—	3,317	—	—	—	1,733	3,790	3,929	8,979
Whittlesea (C)	38	—	3,345	—	2	256	375	1,350	1,350	5,325
Wyndham (C)	41	—	3,622	—	—	—	235	3,450	3,585	7,441
Yarra (C)										
North	8	—	805	7	—	700	3,002	3,473	3,473	7,980
Richmond	3	—	150	5	20	1,559	350	500	500	2,559
Total	11	—	955	12	20	2,259	3,352	3,973	3,973	10,539
Yarra Ranges (S) — Pt A (d)										
Central	—	—	—	—	—	—	136	250	300	436
North	3	—	203	—	—	—	55	—	2,023	2,280
South-West	14	—	1,374	—	—	—	780	450	1,575	3,729
Total	17	—	1,577	—	—	—	971	700	3,898	6,445
<b>Melbourne (SD)</b>	<b>859</b>	<b>5</b>	<b>86,860</b>	<b>64</b>	<b>83</b>	<b>10,201</b>	<b>32,956</b>	<b>64,115</b>	<b>125,521</b>	<b>255,538</b>

See footnotes at end of table.

# 8 BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1996 - continued

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	
<b>BARWON STATISTICAL DIVISION</b>										
Colac-Otway (S)										
Colac	—	—	—	—	—	—	28	—	350	378
North	1	—	45	—	—	—	30	—	—	75
South	2	—	125	—	—	—	—	—	—	125
Total	3	—	170	—	—	—	58	—	350	578
Golden Plains (S)										
North-West	1	—	94	—	—	—	—	—	—	94
South-East	1	—	70	—	—	—	25	—	—	95
Total	2	—	164	—	—	—	25	—	—	189
Greater Geelong (C)										
Part A										
Bellarine Inner	8	—	718	—	—	—	161	150	150	1,030
Corio Inner	17	—	1,639	—	—	—	269	13,003	13,303	15,211
Geelong	5	—	407	—	—	—	253	1,372	1,372	2,032
Geelong West	—	—	—	—	—	—	167	50	50	217
Newtown	—	—	—	—	—	—	226	—	—	226
South Barwon Inner	13	—	1,607	—	—	—	272	—	1,420	3,299
Part B	19	—	1,899	—	—	—	191	—	—	2,090
Part C	—	—	—	—	—	—	—	—	110	110
Total	62	—	6,270	—	—	—	1,539	14,575	16,295	24,104
Queenscliffe (B)	—	—	—	—	—	—	—	—	—	—
Surf Coast (S)										
East	22	—	2,268	—	—	—	205	—	—	2,473
West	2	—	250	—	—	—	65	—	—	315
Total	24	—	2,518	—	—	—	270	—	—	2,789
<b>Barwon (SD)</b>	<b>91</b>	<b>—</b>	<b>9,123</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,893</b>	<b>14,575</b>	<b>16,755</b>	<b>27,770</b>
<b>WESTERN DISTRICT STATISTICAL DIVISION</b>										
Corangamite (S)										
North	—	—	—	—	—	—	192	180	180	372
South	6	—	400	—	—	—	26	—	230	656
Total	6	—	400	—	—	—	218	180	410	1,028
Glenelg (S)										
Heywood	2	—	343	—	—	—	—	—	110	453
North	1	—	85	—	—	—	15	—	—	100
Portland	4	—	495	—	—	—	96	225	225	816
Total	7	—	923	—	—	—	111	225	335	1,370
Moyne (S)										
North-East	—	—	—	—	—	—	—	—	—	—
South-West	4	—	459	—	—	—	—	—	—	459
Balance	2	—	168	—	—	—	47	480	480	695
Total	6	—	628	—	—	—	47	480	480	1,155
Southern Grampians (S)										
Hamilton	1	—	70	—	—	—	65	—	—	135
Wannon	1	—	85	—	—	—	60	—	—	145
Balance	2	—	321	—	—	—	26	—	—	347
Total	4	—	476	—	—	—	151	—	—	627
Warrnambool (C)	10	—	1,030	—	—	—	325	300	300	1,654
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
<b>Western District (SD)</b>	<b>33</b>	<b>—</b>	<b>3,457</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>852</b>	<b>1,185</b>	<b>1,525</b>	<b>5,833</b>

See footnotes at end of table.

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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)				
<b>CENTRAL HIGHLANDS STATISTICAL DIVISION</b>										
Ararat (RC)	—	—	—	—	—	—	106	—	—	106
Ballarat (C)										
Central	5	—	411	—	—	—	493	755	755	1,659
Inner North	9	—	677	—	—	—	85	606	606	1,367
North	—	—	—	—	—	—	—	—	—	—
South	10	—	870	—	—	—	46	632	632	1,547
Total	24	—	1,957	—	—	—	624	1,992	1,992	4,574
Hepburn (S)										
East	8	—	509	—	—	—	117	100	100	726
West	1	—	37	—	—	—	43	—	—	79
Total	9	—	546	—	—	—	159	100	100	805
Moorabool (S)										
Bacchus Marsh	5	—	583	—	—	—	100	—	60	743
Ballan	3	—	243	—	—	—	13	—	—	256
West	1	—	92	—	—	—	—	—	—	92
Total	9	—	918	—	—	—	112	—	60	1,090
Pyrenees (S)	5	—	367	—	—	—	—	—	—	367
<b>Central Highlands (SD)</b>	<b>47</b>	<b>—</b>	<b>3,788</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,001</b>	<b>2,092</b>	<b>2,152</b>	<b>6,941</b>
<b>WIMMERA STATISTICAL DIVISION</b>										
Hindmarsh (S)	—	—	—	—	—	—	—	—	—	—
Horsham (RC)										
Central	2	—	193	—	4	229	74	54	54	549
Balance	—	—	—	—	—	—	—	—	—	—
Total	2	—	193	—	4	229	74	54	54	549
Northern Grampians (S)										
St Arnaud	—	—	—	—	—	—	23	—	—	23
Stawell	3	—	312	—	—	—	—	230	230	542
Total	3	—	312	—	—	—	23	230	230	565
West Wimmera (S)	1	—	23	—	—	—	11	—	—	34
Yarriambiack (S)										
North	—	—	—	—	—	—	65	—	—	65
South	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	65	—	—	65
<b>Wimmera (SD)</b>	<b>6</b>	<b>—</b>	<b>528</b>	<b>—</b>	<b>4</b>	<b>229</b>	<b>172</b>	<b>284</b>	<b>284</b>	<b>1,213</b>
<b>MALLEE STATISTICAL DIVISION</b>										
Buloke (S)										
North	—	—	—	—	—	—	13	—	—	13
South	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	13	—	—	13
Gannawarra (S)	1	—	70	—	—	—	32	2,800	2,800	2,902
Mildura (RC)										
Pt A	7	—	548	—	10	560	316	754	754	2,178
Pt B	—	—	—	—	—	—	10	—	—	10
Total	7	—	548	—	10	560	326	754	754	2,188
Swan Hill (RC)										
Central	2	—	214	—	—	—	15	50	50	279
Balance	1	—	76	—	—	—	74	593	593	743
Total	3	—	290	—	—	—	89	643	643	1,022
<b>Mallee (SD)</b>	<b>11</b>	<b>—</b>	<b>908</b>	<b>—</b>	<b>10</b>	<b>560</b>	<b>460</b>	<b>4,197</b>	<b>4,197</b>	<b>6,125</b>

See footnotes at end of table.

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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)
<b>LODDON STATISTICAL DIVISION</b>										
Central Goldfields (S)										
Maryborough	—	—	—	—	—	—	—	—	—	—
Balance	—	—	—	—	—	—	15	—	—	15
Total	—	—	—	—	—	—	15	—	—	15
Greater Bendigo (C)										
Part A										
Eaglehawk	1	—	73	—	—	—	15	144	144	232
Central	7	—	502	—	—	—	61	152	332	895
Huntly — Inner	—	—	—	—	—	—	—	—	—	—
Marong Inner	3	—	343	—	—	—	13	1,397	1,397	1,753
Strathfieldsaye — Inner	4	—	320	—	—	—	24	—	—	344
Part B	6	1	569	—	—	—	74	—	—	642
Total	21	1	1,807	—	—	—	187	1,693	1,873	3,867
Loddon (S)										
North	—	—	—	—	—	—	—	—	—	—
South	2	—	159	—	—	—	—	—	—	159
Total	2	—	159	—	—	—	—	—	—	159
Macedon Ranges (S)										
Kyneton	5	—	546	—	—	—	73	150	1,150	1,770
Romsey	6	—	638	—	—	—	35	—	—	673
Balance	11	—	1,467	—	—	—	171	260	260	1,899
Total	22	—	2,652	—	—	—	280	410	1,410	4,341
Mount Alexander (S)										
Castlemaine	1	—	60	—	5	413	20	—	—	493
Balance	2	—	162	—	—	—	15	—	—	177
Total	3	—	222	—	5	413	35	—	—	669
<b>Loddon-Campaspe (SD)</b>	<b>48</b>	<b>1</b>	<b>4,838</b>	<b>—</b>	<b>5</b>	<b>413</b>	<b>516</b>	<b>2,103</b>	<b>3,283</b>	<b>9,051</b>
<b>GOLDBURN STATISTICAL DIVISION</b>										
Campaspe (S)										
Echuca	—	—	—	—	—	—	—	—	—	—
Kyabram	2	—	201	—	—	—	22	—	—	222
Rochester	5	—	447	—	—	—	35	—	—	482
South	—	—	—	—	—	—	—	1,600	1,600	1,600
Total	7	—	648	—	—	—	57	1,600	1,600	2,304
Delatite (S)										
Benalla	2	—	225	—	—	—	19	200	200	444
North	3	—	305	—	—	—	126	—	—	431
South	6	—	482	—	—	—	22	400	946	1,450
Total	11	—	1,012	—	—	—	167	600	1,146	2,324
Greater Shepparton (C)										
Part A	11	1	1,358	—	—	—	165	170	770	2,294
Part B										
East	—	—	—	—	—	—	—	70	235	235
West	—	—	—	—	—	—	25	—	—	25
Total	11	1	1,358	—	—	—	191	240	1,005	2,555
Mitchell (S)										
North	10	—	966	—	—	—	42	—	—	1,008
South	27	—	2,321	—	—	—	24	50	50	2,395
Total	37	—	3,287	—	—	—	66	50	50	3,403
Moira (S)	5	—	450	—	—	—	28	210	210	688
Murrindindi (S)										
East	1	—	80	—	—	—	—	—	—	80
West	1	—	130	—	—	—	30	400	400	560
Total	2	—	210	—	—	—	30	400	400	640
Strathbogie (S)	9	—	672	—	—	—	—	500	500	1,172
<b>Goldburn (SD)</b>	<b>82</b>	<b>1</b>	<b>7,637</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>538</b>	<b>3,600</b>	<b>4,911</b>	<b>13,086</b>

See footnotes at end of table.

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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)				
<b>OVENS-MURRAY STATISTICAL DIVISION</b>										
Alpine (S)										
East	8	---	929	---	---	---	267	415	415	1,611
West	1	---	65	---	---	---	40	---	---	105
Total	9	---	994	---	---	---	307	415	415	1,716
Indigo (S)										
Part A	6	---	575	---	---	---	66	---	---	641
Part B	3	---	123	---	---	---	11	120	120	254
Total	9	---	698	---	---	---	77	120	120	895
Milawa (S)										
North	3	---	270	---	---	---	77	---	---	347
South	1	---	72	---	---	---	42	---	---	113
Wangaratta	5	---	579	---	---	---	302	160	160	1,041
Total	9	---	921	---	---	---	420	160	160	1,501
Towong (S)										
Part A	2	---	199	---	---	---	---	---	---	199
Part B	2	---	285	---	---	---	74	---	---	359
Total	4	---	484	---	---	---	74	---	---	558
Wodonga (RC)	19	---	1,861	---	---	---	133	420	1,527	3,521
<b>Ovens-Murray (SD)</b>	<b>50</b>	<b>---</b>	<b>4,958</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>1,010</b>	<b>1,115</b>	<b>2,222</b>	<b>8,190</b>
<b>EAST GIPPSLAND STATISTICAL DIVISION</b>										
East Gippsland (S)										
Bairnsdale	18	5	1,922	---	---	---	157	280	280	2,359
Orbost	---	---	---	---	---	---	---	---	70	70
South-West	1	1	140	---	---	---	---	---	---	140
Balance	1	---	90	---	---	---	21	80	150	261
Total	20	6	2,152	---	---	---	178	360	500	2,830
Wellington (S)										
Alberton	1	---	46	---	---	---	---	---	---	46
Avon	2	1	353	---	---	---	53	---	---	407
Maffra	2	---	135	---	---	---	45	---	---	180
Rosedale	1	---	122	---	---	---	45	---	58	225
Sale	5	---	514	---	---	---	63	---	---	577
Total	11	1	1,170	---	---	---	207	---	58	1,435
<b>East Gippsland (SD)</b>	<b>31</b>	<b>7</b>	<b>3,322</b>	<b>---</b>	<b>---</b>	<b>---</b>	<b>385</b>	<b>360</b>	<b>558</b>	<b>4,266</b>

See footnotes at end of table.

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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)				
<b>GIPPSLAND STATISTICAL DIVISION</b>										
Bass Coast (S)										
Phillip Island	9		679				130	--	--	808
Balance	8		444				72	120	120	635
<i>Total</i>	<i>17</i>	<i>--</i>	<i>1,122</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>202</i>	<i>120</i>	<i>120</i>	<i>1,444</i>
Baw Baw (S)										
Part A	3		250				54	88	88	391
Part B										
East							49	--	--	49
West	11		865				300	155	225	1,390
<i>Total</i>	<i>14</i>	<i>--</i>	<i>1,115</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>402</i>	<i>243</i>	<i>313</i>	<i>1,830</i>
La Trobe (S)										
Moe	2		188				118		160	466
Morwell	1		50				76	300	300	426
Traralgon	8		1,042				99	500	608	1,748
Balance	4		410				44		--	454
<i>Total</i>	<i>15</i>	<i>--</i>	<i>1,689</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>336</i>	<i>800</i>	<i>1,068</i>	<i>3,094</i>
South Gippsland (S)										
Central	7		519				92	622	622	1,233
East	3		240				62		--	302
West	2		111				15		--	126
<i>Total</i>	<i>12</i>	<i>--</i>	<i>870</i>	<i>--</i>	<i>--</i>	<i>--</i>	<i>169</i>	<i>622</i>	<i>622</i>	<i>1,661</i>
Yarra Ranges (S)— Pt B (d)							35			35
Bass Strait Islands										--
French Island										--
Yallourn Works Area										--
<b>Gippsland (SD)</b>	<b>58</b>	<b>--</b>	<b>4,796</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>1,145</b>	<b>1,785</b>	<b>2,123</b>	<b>8,063</b>
<b>VICTORIA</b>										
<b>Victoria</b>	<b>1,316</b>	<b>14</b>	<b>130,215</b>	<b>64</b>	<b>102</b>	<b>11,403</b>	<b>40,928</b>	<b>95,411</b>	<b>163,531</b>	<b>346,077</b>

(a) For details of changes to Statistical local areas and Statistical Subdivisions, please refer to paragraphs 27 to 29 of the explanatory notes. (b) Excludes Conversions, etc. (c) Details relating to individual classes of building are available on request. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Three of these are included in the Melbourne Statistical Division and one is included in the Gippsland Statistical Division. Approvals data for these SLAs are shown in Table 8 under the relevant Statistical Divisions.



Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	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)				
<b>GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION</b>										
Greater Geelong (C) —										
— Bellarine — Inner	8	—	718	—	—	—	161	150	150	1,030
— Corio — Inner	17	—	1,639	—	—	—	269	13,003	13,303	15,211
— Geelong	5	—	407	—	—	—	253	1,372	1,372	2,032
— Geelong West	—	—	—	—	—	—	167	50	50	217
— Newtown	—	—	—	—	—	—	226	—	—	226
— South Barwon — Inner	13	—	1,607	—	—	—	272	—	1,420	3,299
<b>Greater Geelong City Part A (SSD)</b>	<b>43</b>	<b>—</b>	<b>4,372</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,348</b>	<b>14,575</b>	<b>16,295</b>	<b>22,015</b>
<b>BALLARAT CITY STATISTICAL SUBDIVISION</b>										
Ballarat (C) —										
— Central	5	—	411	—	—	—	493	755	755	1,659
— Inner North	9	—	677	—	—	—	85	606	606	1,367
— North	—	—	—	—	—	—	—	—	—	—
— South	10	—	870	—	—	—	46	632	632	1,547
<b>Ballarat City (SSD)</b>	<b>24</b>	<b>—</b>	<b>1,957</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>624</b>	<b>1,992</b>	<b>1,992</b>	<b>4,574</b>
<b>MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION</b>										
Mildura (RC) — Pt A	7	—	548	—	10	560	316	754	754	2,178
<b>Mildura Rural City Part A (SSD)</b>	<b>7</b>	<b>—</b>	<b>548</b>	<b>—</b>	<b>10</b>	<b>560</b>	<b>316</b>	<b>754</b>	<b>754</b>	<b>2,178</b>
<b>GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION</b>										
Greater Bendigo (C) —										
— Eaglehawk	1	—	73	—	—	—	15	144	144	232
— Central	7	—	502	—	—	—	61	152	332	895
— Huntly — Inner	—	—	—	—	—	—	—	—	—	—
— Marong — Inner	3	—	343	—	—	—	13	1,397	1,397	1,753
— Strathfieldsaye — Inner	4	—	320	—	—	—	24	—	—	344
<b>Greater Bendigo City Part A (SSD)</b>	<b>15</b>	<b>—</b>	<b>1,238</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>113</b>	<b>1,693</b>	<b>1,873</b>	<b>3,224</b>
<b>GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION</b>										
Greater Shepparton (C) Pt A	11	1	1,358	—	—	—	165	170	770	2,294
<b>Shepparton City Part A (SSD)</b>	<b>11</b>	<b>1</b>	<b>1,358</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>165</b>	<b>170</b>	<b>770</b>	<b>2,294</b>
<b>WODONGA STATISTICAL SUBDIVISION</b>										
Indigo (S) — Pt A	6	—	575	—	—	—	66	—	—	641
Towong (S) — Pt A	2	—	199	—	—	—	—	—	—	199
Wodonga (RC)	19	—	1,861	—	—	—	133	420	1,527	3,521
<b>Wodonga (SSD)</b>	<b>27</b>	<b>—</b>	<b>2,635</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>199</b>	<b>420</b>	<b>1,527</b>	<b>4,361</b>
<b>LA TROBE VALLEY STATISTICAL SUBDIVISION</b>										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S)										
— Moe	2	—	188	—	—	—	118	—	160	466
— Morwell	1	—	50	—	—	—	76	300	300	426
— Traralgon	8	—	1,042	—	—	—	99	500	608	1,748
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
<b>La Trobe Valley (SSD)</b>	<b>18</b>	<b>—</b>	<b>1,939</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>390</b>	<b>888</b>	<b>1,156</b>	<b>3,485</b>

(a) For details of changes to Statistical Local Areas and Statistical Subdivisions, please refer to paragraphs 27 to 29 of the explanatory notes. (b) Excludes Conversions, etc. (c) Details relating to individual classes of building are available on request.

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
<b>MELBOURNE STATISTICAL DIVISION</b>											
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
1994-95	27,930	314,547	180,794	326,322	186,075	231,103	10,880	84,398	208,521	85,198	1,655,767
1994 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
November	1,780	21,097	14,504	29,939	32,455	41,364	780	10,994	4,646	1,498	159,057
December	1,858	41,762	8,668	13,539	15,281	32,006	1,155	975	3,167	19,103	137,515
1996 January	2,190	13,655	17,953	15,741	12,178	6,927	500	3,759	50,493	2,122	125,521
<b>BARWON STATISTICAL DIVISION</b>											
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
1994-95	11,770	10,598	10,028	9,922	6,010	28,427	685	1,334	8,698	797	88,270
1994 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
November	--	400	3,389	300	308	1,000	--	--	255	357	6,009
December	--	4,020	492	100	--	252	--	--	150	630	5,644
1996 January	--	52	12,019	880	1,689	1,950	--	--	55	110	16,755
<b>WESTERN DISTRICT STATISTICAL DIVISION</b>											
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
1994-95	100	2,313	3,908	2,075	1,558	2,609	1,000	2,350	2,632	105	18,651
1994 November	100	170	200	--	--	--	--	--	300	--	770
December	--	--	50	364	--	90	--	--	65	--	569
1995 January	--	50	--	466	50	--	--	--	110	--	676
November	--	--	150	405	160	--	--	151	--	265	1,131
December	70	--	257	--	--	--	--	--	53	102	482
1996 January	--	--	130	120	--	795	--	100	80	300	1,525
<b>CENTRAL HIGHLANDS STATISTICAL DIVISION</b>											
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
1994-95	4,270	4,679	4,417	7,917	2,273	8,054	410	897	1,065	2,658	36,640
1994 November	520	--	450	80	--	50	--	--	--	--	1,100
December	--	750	110	163	50	1,000	--	--	--	--	2,073
1995 January	80	60	--	120	--	--	--	--	195	55	510
November	84	710	380	1,974	920	340	--	761	65	350	5,584
December	--	163	455	155	170	--	--	--	250	350	1,543
1996 January	600	255	--	200	1,037	60	--	--	--	--	2,152

VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL  
DIVISION (a) (\$'000) - continued

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	Total
WIMMERA STATISTICAL DIVISION											
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
1994-95	65	490	1,004	216	610	3,437	283	17,786	305	860	25,057
1994 November	65	—	113	—	—	80	—	—	—	160	418
December	—	120	—	216	—	3,156	—	1,800	—	—	5,292
1995 January	—	—	220	—	—	—	—	12,500	—	—	12,720
November	122	—	160	—	—	—	—	—	—	—	282
December	—	152	—	—	180	120	—	—	500	—	952
1996 January	—	—	230	54	—	—	—	—	—	—	284
MALLEE STATISTICAL DIVISION											
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
1994-95	845	1,365	735	1,245	1,123	6,215		774	80	86	12,468
1994 November	490	50	100	—	50	698	—	224	—	—	1,612
December	—	200	230	—	90	—	—	—	—	—	520
1995 January	—	—	120	—	375	705	—	250	—	—	1,450
November	—	395	150	200	—	2,506	—	—	—	—	3,251
December	—	—	—	—	—	—	—	—	—	605	605
1996 January	—	224	2,800	530	115	—	—	—	—	528	4,197
LODDON STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 January	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	70	17,180	1,500	498	2,170	—	—	—	—	150	21,568
December	150	80	345	345	3,625	570	—	—	60	67	5,242
1996 January	—	1,541	—	92	60	1,192	—	—	—	398	3,283
GOULBURN STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 January	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	187	286	1,711	203	382	—	—	—	320	267	3,355
December	360	200	361	150	1,417	552	—	—	62	178	3,280
1996 January	710	720	70	—	—	165	—	2,300	—	946	4,911

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

<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>OVENS MURRAY STATISTICAL DIVISION</b>											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 January	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	---	225	100	--	4,460	1,208	--	110	73	275	6,451
December	---	--	60	--	6,000	1,300	--	3,106	--	55	10,521
1996 January	60	1,175	70	350	100	347	--	--	--	120	2,222
<b>EAST GIPPSLAND STATISTICAL DIVISION</b>											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 January	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	---	90	---	1,790	---	---	---	430	---	268	2,578
December	---	---	---	85	---	350	---	---	---	1,932	2,367
1996 January	---	130	150	---	80	58	---	---	---	140	558
<b>GIPPSLAND STATISTICAL DIVISION</b>											
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
1994-95	1,412	9,754	6,871	5,081	4,511	3,630	152	284	2,495	3,146	37,337
1994 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
November	---	1,180	170	---	144	1,774	---	50	140	215	3,673
December	---	800	404	100	120	2,789	---	---	---	55	4,269
1996 January	---	650	120	258	348	---	---	---	621	125	2,123
<b>TOTAL VICTORIA</b>											
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
1994-95	48,126	358,756	219,224	361,187	218,315	303,732	15,351	121,046	230,444	99,015	1,975,197
1994 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
November	2,244	41,562	22,214	35,308	40,999	48,191	780	12,496	5,499	3,645	212,939
December	2,438	47,177	11,043	14,474	26,793	37,939	1,155	4,081	4,242	23,077	172,420
1996 January	3,560	18,403	33,542	18,225	15,607	11,495	500	6,159	51,250	4,789	163,531

(a) As a result of changes to Statistical Division boundaries, data for the periods prior to July 1995 are not directly comparable to data for the periods from July 1995 onward. The Statistical Divisions of Loddon (formerly Loddon-Campaspe), Goulburn, Ovens-Murray, and East Gippsland were significantly affected by the changes, but for the remaining Statistical Divisions the changes were relatively minor. For further details please refer to paragraphs 27 to 29 of the explanatory notes.

# 11 NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION (b), JANUARY 1996

Statistical Division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Melbourne	864	80	35	115	28	4	—	32	147	1,011
Barwon	91	—	—	—	—	—	—	—	—	91
Western District	33	—	—	—	—	—	—	—	—	33
Central Highlands	47	—	—	—	—	—	—	—	—	47
Wimmera	6	4	—	4	—	—	—	—	4	10
Mallee	11	10	—	10	—	—	—	—	10	21
Loddon	49	5	—	5	—	—	—	—	5	54
Goulburn	83	—	—	—	—	—	—	—	—	83
Ovens-Murray	50	—	—	—	—	—	—	—	—	50
East Gippsland	30	—	—	—	—	—	—	—	—	30
Gippsland	58	—	—	—	—	—	—	—	—	58
<b>Victoria</b>	<b>1,330</b>	<b>99</b>	<b>35</b>	<b>134</b>	<b>28</b>	<b>4</b>	<b>—</b>	<b>32</b>	<b>166</b>	<b>1,496</b>
VALUE (\$'000)										
Melbourne	86,860	4,546	2,895	7,441	2,360	400	—	2,760	10,201	97,061
Barwon	9,123	—	—	—	—	—	—	—	—	9,123
Western District	3,457	—	—	—	—	—	—	—	—	3,457
Central Highlands	3,788	—	—	—	—	—	—	—	—	3,788
Wimmera	528	229	—	229	—	—	—	—	229	757
Mallee	908	560	—	560	—	—	—	—	560	1,468
Loddon	4,838	413	—	413	—	—	—	—	413	5,251
Goulburn	7,637	—	—	—	—	—	—	—	—	7,637
Ovens-Murray	4,958	—	—	—	—	—	—	—	—	4,958
East Gippsland	2,551	—	—	—	—	—	—	—	—	2,551
Gippsland	4,796	—	—	—	—	—	—	—	—	4,796
<b>Victoria</b>	<b>130,215</b>	<b>5,748</b>	<b>2,895</b>	<b>8,643</b>	<b>2,360</b>	<b>400</b>	<b>—</b>	<b>2,760</b>	<b>11,403</b>	<b>141,617</b>

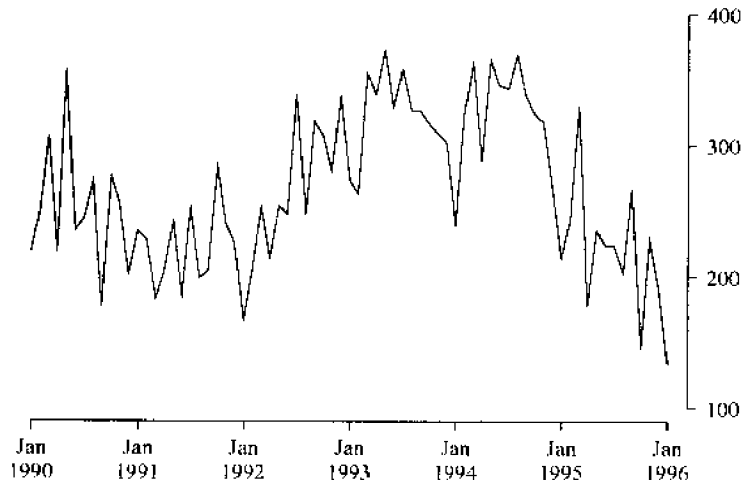
(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 27 to 29 of the explanatory notes.

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

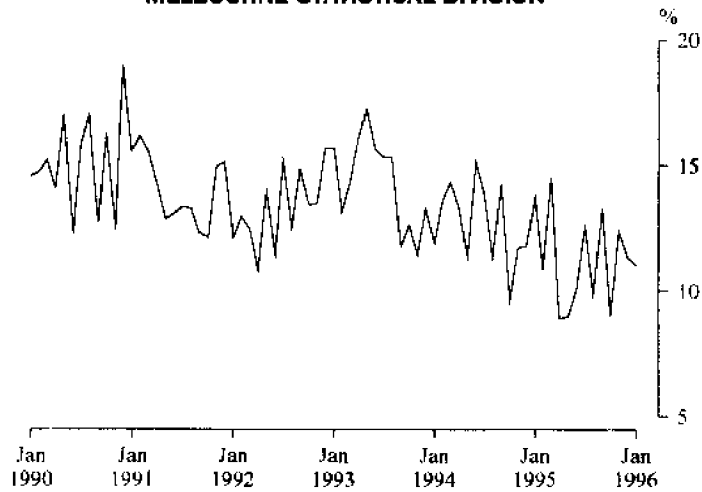
Statistical division / subdivision (b)	1993-94	1994-95	July - Jan. 1995-96	Jan. 1996
Melbourne (SD)	3,021	2,672	1,156	114
Greater Geelong City Part A (SSD)	193	108	44	2
Barwon (SD)	275	164	51	4
Western District (SD)	43	56	20	—
Ballarat City (SSD) (c)	n.a.	45	20	—
Central Highlands (SD)	43	58	26	1
Wimmera (SD)	17	20	4	—
Mildura Rural City Part A (SSD)	48	27	4	—
Mallee (SD)	75	49	8	—
Greater Bendigo City Part A (SSD)	100	54	35	4
Loddon (SD) (c)	n.a.	n.a.	43	5
Greater Shepparton City Part A (SSD)	27	20	5	—
Goulburn (SD) (c)	n.a.	n.a.	21	2
Wodonga (SSD) (c)	n.a.	n.a.	10	—
Ovens-Murray (SD) (c)	n.a.	n.a.	23	4
East Gippsland (SD) (c)	n.a.	n.a.	6	1
Latrobe Valley (SSD) (c)	n.a.	n.a.	20	1
Gippsland (SD)	86	76	34	2
<b>Victoria</b>	<b>3,858</b>	<b>3,382</b>	<b>1,392</b>	<b>133</b>

(a) Refer to paragraph 8 of the explanatory notes. (b) As a result of changes to Statistical Division and Statistical Subdivision boundaries, data for periods prior to July 1995 are not directly comparable to data for periods from July 1995 onward. For further details please refer to paragraphs 27 to 29 of the explanatory notes. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered.

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



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



# 13 NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area (b) (c)	1993-94	1994-95	July - Jan. 1995-96	Jan. 1996
<b>Banyule (C)</b>				
Heidelberg	n.a.	n.a.	16	—
North	n.a.	n.a.	12	2
Total	n.a.	n.a.	28	2
<b>Bayside (C)</b>				
Brighton	62	87	27	3
South	n.a.	n.a.	35	1
Total	n.a.	n.a.	62	4
<b>Boroondara (C)</b>				
Camberwell North	n.a.	n.a.	25	2
Camberwell South	n.a.	n.a.	25	3
Hawthorn	24	23	6	—
Kew	36	35	16	—
Total	211	174	72	5
<b>Brimbank (C)</b>				
Keilor	n.a.	n.a.	42	1
Sunshine	n.a.	n.a.	11	6
Total	n.a.	n.a.	53	7
<b>Cardinia (S)</b>				
Pakenham	n.a.	n.a.	12	—
South	n.a.	n.a.	1	—
Total	n.a.	n.a.	13	—
<b>Casey (C)</b>				
Berwick	n.a.	n.a.	30	8
South	n.a.	n.a.	10	2
Total	n.a.	n.a.	40	10
<b>Darebin (C)</b>				
Northcote	n.a.	n.a.	9	—
Preston	n.a.	n.a.	27	4
Total	n.a.	n.a.	36	4
<b>Frankston (C)</b>				
East	n.a.	n.a.	5	1
West	n.a.	n.a.	4	—
Total	n.a.	n.a.	9	1
<b>Glen Eira (C)</b>				
Caulfield	86	106	47	3
South	n.a.	n.a.	63	3
Total	n.a.	n.a.	110	6
<b>Greater Dandenong (C)</b>				
Dandenong	34	25	6	3
Balance	n.a.	n.a.	20	8
Total	n.a.	n.a.	26	11
<b>Hobsons Bay (C)</b>				
Altona	n.a.	n.a.	37	4
Williamstown	n.a.	n.a.	23	1
Total	n.a.	n.a.	60	5
<b>Hume (C)</b>				
Broadmeadows	n.a.	n.a.	11	—
Craigieburn	n.a.	n.a.	3	3
Sunbury	n.a.	n.a.	1	—
Total	n.a.	n.a.	15	3
<b>Kingston (C)</b>				
North	n.a.	n.a.	39	6
South	n.a.	n.a.	20	2
Total	n.a.	n.a.	59	8
<b>Knox (C)</b>				
	n.a.	n.a.	14	1
<b>Manningham (C)</b>				
	n.a.	n.a.	46	2
<b>Maribymong (C)</b>				
	n.a.	n.a.	24	1
<b>Maroondah (C)</b>				
Croydon	n.a.	n.a.	28	3
Ringwood	n.a.	n.a.	14	1
Total	n.a.	n.a.	42	4
<b>Melbourne (C)</b>				
Inner	—	—	—	—
Remainder	n.a.	8	—	—
Total	n.a.	8	—	—
<b>Melton (S)</b>				
East	n.a.	n.a.	—	—
Balance	n.a.	n.a.	2	—
Total	n.a.	n.a.	2	—
<b>Monash (C)</b>				
South-West	n.a.	n.a.	33	1
Waverley East	n.a.	n.a.	28	—
Waverley West	n.a.	n.a.	86	8
Total	n.a.	n.a.	147	9

# 13 NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED - *continued*

<i>Statistical local area (b) (c)</i>	<i>1993-94</i>	<i>1994-95</i>	<i>July - Jan. 1995-96</i>	<i>Jan. 1996</i>
<b>Moonee Valley (C)</b>				
Essendon	64	55	33	4
West	n.a.	n.a.	24	2
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>57</i>	<i>6</i>
<b>Moreland (C)</b>				
Brunswick	27	6	7	2
Coburg	n.a.	n.a.	5	1
North	n.a.	n.a.	6	2
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>18</i>	<i>5</i>
<b>Mornington Peninsula (S)</b>				
East	n.a.	n.a.	4	—
South	10	14	4	—
West	n.a.	n.a.	6	1
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>14</i>	<i>1</i>
<b>Nilumbik (S)</b>				
South-West	n.a.	n.a.	1	1
Balance	n.a.	n.a.	7	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>8</i>	<i>1</i>
<b>Port Phillip (C)</b>				
St Kilda	n.a.	n.a.	10	—
West	n.a.	10	8	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>18</i>	<i>—</i>
<b>Stonnington (C)</b>				
Prahran	n.a.	n.a.	14	—
Malvern	28	59	13	2
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>27</i>	<i>2</i>
<b>Whitchose (C)</b>				
Box Hill	96	69	24	2
Nunawading East	n.a.	n.a.	12	2
Nunawading West	n.a.	n.a.	29	2
<i>Total</i>	<i>213</i>	<i>190</i>	<i>65</i>	<i>6</i>
Whittlesea (C)	n.a.	n.a.	39	5
Wyndham (C)	n.a.	n.a.	13	—
<b>Yarra (C)</b>				
North	n.a.	n.a.	4	3
Richmond	22	29	17	2
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>21</i>	<i>5</i>
<b>Yarra Ranges (S) (d)</b>				
Central	1	2	3	—
North	n.a.	n.a.	—	—
South-West	n.a.	n.a.	15	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>18</i>	<i>—</i>
<b>Melbourne Statistical Division</b>	<b>3,021</b>	<b>2,672</b>	<b>1,156</b>	<b>114</b>
<b>Rest of Victoria</b>	<b>837</b>	<b>710</b>	<b>236</b>	<b>19</b>
<b>Total Victoria</b>	<b>3,858</b>	<b>3,382</b>	<b>1,392</b>	<b>133</b>

(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical Local Areas and Statistical Divisions, please refer to paragraphs 27 to 29 of the explanatory notes. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Approvals data for the three SLAs included in the Melbourne Statistical Division are shown in Table 13. The other SLA is included in the Gippsland Statistical Division.



## EXPLANATORY NOTES

### INTRODUCTION

1. 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. The statistics include:
  - (a) all approved new residential building jobs valued at \$10,000 or more
  - (b) approved alterations and additions to residential buildings valued at \$10,000 or more
  - (c) all approved non-residential building jobs valued at \$50,000 or more.

### 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. 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).* A functional classification of buildings based on the Dwelling Structure Classification (DSC) is used by the ABS to provide detailed information on residential building approvals. The DSC was developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc). 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.

## TREND ESTIMATES

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

## CONSTANT PRICES

21. The base year of constant price estimates of building approvals is 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).

## GEOGRAPHICAL CHANGES

27. Statistics published in this issue of *Building Approvals, Victoria* are presented in accordance with the revised geographic boundaries contained in the Australian Standard Geographical Classification (ASGC) Edition 2.5. The 'Off-shore and migratory' category has been excluded from all tables.

28. Edition 2.5 of the ASGC includes major changes to Victorian Statistical Local Areas (SLAs). Some changes to Statistical Division (SD) and Statistical Sub-division (SSD) boundaries have also been necessary. These changes are the last required to incorporate the recent local Government boundary re-structures. Complete details of the changes are available in the ABS Information Paper Victorian Local Government Amalgamations 1994-95: Changes to the Australian Standard Geographical Classification (1257.0). Edition 2.5 of the ASGC is expected to be released in November 1995.

29. Tables 8, 9 and 13 show approvals statistics according to the new SLA structure for July 1995. Tables 10, 11, 12 and 13 include data for previous periods relating to those geographic areas for which no boundary changes have been made and for SDs to which only minor boundary changes have been made. (Historical data for SDs subject to significant boundary changes can, in some instances, be provided as a special data service. Charges apply for these services.)

#### UNPUBLISHED DATA

30. In some cases, the ABS can also make available information which is not published. This information may be made available as hard-copy, magnetic tape or disk. Generally, a charge is made for providing unpublished information.

#### RELATED PUBLICATIONS

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

- *Building Approvals, Australia* (8731.0) (monthly) (\$15.00)
- *Dwelling Unit Commencements Reported by Approving Authorities, Victoria* (8741.2) (monthly) (\$12.00)
- *Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) (quarterly) (\$11.00)
- *Building Activity, Victoria* (8752.2) (quarterly) (\$12.00)

32. 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

33. 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. 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), Rural Cities (RC), Boroughs (B), and Shires (S).  
.. not applicable  
- nil or rounded down to zero  
n.a. not available  
When figures have been rounded, discrepancies may occur between sums of the component items and totals.

**STUART JACKSON**  
Deputy Commonwealth Statistician

