

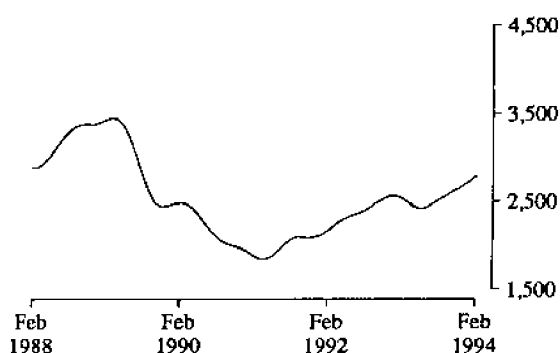
CATALOGUE NUMBER 8731.2
30 MARCH 1994

BUILDING APPROVALS, VICTORIA, FEBRUARY 1994

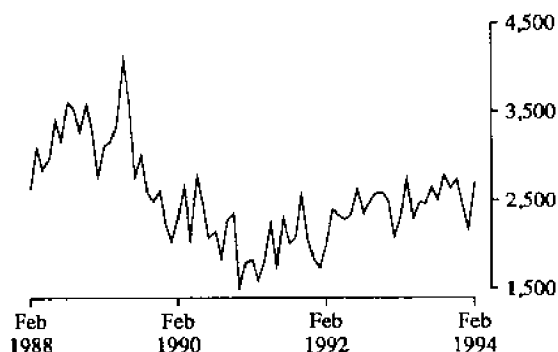
MAIN FEATURES

- Trend estimates of the number of dwelling units approved in February 1994 (2,785) showed a 2 per cent increase over the figure recorded for January 1994 (2,732) and a 10 per cent increase when compared with the figure for February 1993 (2,540). After twenty consecutive monthly increases (peaking in January 1993), the trend estimate decreased over the four months to May 1993 before increasing steadily since June 1993.
- In original terms the number of dwelling units approved in February 1994 (2,716) was 24 per cent higher than in January 1994 (2,183) and 16 per cent higher than in February 1993 (2,336).
- For the eight months ended February 1994 there were 20,689 new dwelling units approved, 6 per cent higher than the 19,563 recorded for the eight months ended February 1993.
- The value of non-residential building approved, at current prices, for the eight months ended February 1994 was \$1,399m, an increase of 58 per cent when compared with the \$884m recorded for the eight months ended February 1993.

NUMBER OF NEW DWELLING UNITS APPROVED
TREND ESTIMATES



NUMBER OF NEW 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For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnersly on Melbourne (03) 615 7000; or any ABS State office.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 September to February 1994

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 16 and 17 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 (March 1994) 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 March 1994, the trend estimate for that month would be 2,528, a movement of 3.2 per cent. The monthly movements in the trend estimates for December 1993, January, and February 1994, which are currently estimated to be 2.1 per cent, 2.3 per cent and 2.1 per cent respectively, would be revised to 2.7 per cent, 3.3 per cent and 3.4 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in March 1994 would produce a trend estimate for March 1994 of 2,424, a movement of 1.8 per cent, with the movements in the trend estimates for December 1993, January, and February 1994 being revised to 2.0 per cent, 2.2 per cent and 2.0 per cent, respectively.

NUMBER OF NEW PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1994 seasonally adjusted estimate			
			is up 5% on February 1994		is down 5% on February 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1993-94</i>						
September	2,168	1.1	2,162	0.9	2,167	1.1
October	2,201	1.5	2,193	1.4	2,201	1.6
November	2,239	1.7	2,235	2.0	2,240	1.8
December	2,286	2.1	2,296	2.7	2,285	2.0
January	2,338	2.3	2,371	3.3	2,334	2.2
February	2,388	2.1	2,451	3.4	2,381	2.0
March	n.y.a.	n.y.a.	2,528	3.2	2,424	1.8

TOTAL NUMBER OF NEW HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1994 seasonally adjusted estimate			
			is up 6% on February 1994		is down 6% on February 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1993-94</i>						
September	2,291	1.4	2,285	1.1	2,291	1.4
October	2,317	1.1	2,308	1.0	2,318	1.2
November	2,333	0.7	2,329	0.9	2,334	0.7
December	2,348	0.6	2,359	1.3	2,346	0.5
January	2,366	0.8	2,403	1.9	2,362	0.7
February	2,385	0.8	2,459	2.3	2,380	0.8
March	n.y.a.	n.y.a.	2,513	2.2	2,394	0.6

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

	Trend estimate		Revised trend estimate if March 1994 seasonally adjusted estimate			
			is up 6% on February 1994		is down 6% on February 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1993-94</i>						
September	2,565	1.8	2,559	1.6	2,566	1.8
October	2,604	1.5	2,596	1.4	2,608	1.6
November	2,641	1.4	2,637	1.6	2,643	1.4
December	2,684	1.7	2,696	2.2	2,680	1.4
January	2,732	1.8	2,772	2.8	2,719	1.5
February	2,785	2.0	2,857	3.1	2,757	1.4
March	n.y.a.	n.y.a.	2,927	2.5	2,776	0.7

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

	Trend estimate		Revised trend estimate if March 1994 seasonally adjusted estimate			
			is up 5% on February 1994		is down 5% on February 1994	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
<i>1993-94</i>						
September	222.7	1.9	222.4	1.8	222.9	2.0
October	226.7	1.8	226.2	1.7	227.1	1.9
November	230.8	1.8	230.5	1.9	231.0	1.7
December	235.5	2.0	236.1	2.4	234.9	1.7
January	240.7	2.2	243.1	3.0	239.1	1.8
February	246.0	2.2	250.6	3.1	243.1	1.7
March	n.y.a.	n.y.a.	256.7	2.4	245.4	1.0

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

	Trend estimate		Revised trend estimate if March 1994 seasonally adjusted estimate			
			is up 6% on February 1994		is down 6% on February 1994	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
<i>1993-94</i>						
September	47.1	2.2	47.1	2.3	47.3	2.5
October	48.4	2.7	48.4	2.7	48.6	2.9
November	49.5	2.4	49.6	2.4	49.7	2.1
December	50.3	1.6	50.3	1.4	50.0	0.7
January	50.6	0.6	50.4	0.3	49.6	-0.9
February	50.6	0.0	50.2	-0.4	48.6	-2.0
March	n.y.a.	n.y.a.	49.8	-0.9	47.3	-2.6

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION									
1990-91	12,068	525	12,593	1,375	329	1,704	13,443	854	14,297
1991-92	14,424	491	14,915	1,477	710	2,187	15,901	1,201	17,102
1992-93	17,104	723	17,827	1,845	163	2,008	18,949	886	19,835
1992-93 July-February	11,284	507	11,791	1,215	150	1,365	12,499	657	13,156
1993-94 July-February	11,562	445	12,007	1,995	210	2,205	13,557	655	14,212
1992— December	1,474	44	1,518	206	—	206	1,680	44	1,724
1993— January	1,006	219	1,225	108	—	108	1,114	219	1,333
February	1,311	91	1,402	213	11	224	1,524	102	1,626
March	1,594	98	1,692	144	11	155	1,738	109	1,847
April	1,275	46	1,321	214	2	216	1,489	48	1,537
May	1,470	17	1,487	145	—	145	1,615	17	1,632
June	1,481	55	1,536	127	—	127	1,608	55	1,663
July	1,441	24	1,465	328	53	381	1,769	77	1,846
August	1,473	47	1,520	168	12	180	1,641	59	1,700
September	1,469	131	1,600	316	—	316	1,785	131	1,916
October	1,477	58	1,535	251	—	251	1,728	58	1,786
November	1,512	84	1,596	243	—	243	1,755	84	1,839
December	1,384	52	1,436	264	—	264	1,648	52	1,700
1994— January	1,225	13	1,238	256	94	350	1,481	107	1,588
February	1,581	36	1,617	169	51	220	1,750	87	1,837
VICTORIA									
1990-91	20,132	783	20,915	1,934	402	2,336	22,066	1,185	23,251
1991-92	22,358	707	23,065	1,932	1,016	2,948	24,290	1,723	26,013
1992-93	25,969	1,189	27,158	2,186	227	2,413	28,155	1,416	29,571
1992-93 July-February	17,119	800	17,919	1,430	214	1,644	18,549	1,014	19,563
1993-94 July-February	17,596	633	18,229	2,132	328	2,460	19,728	961	20,689
1992— December	2,208	47	2,255	233	—	233	2,441	47	2,488
1993— January	1,621	330	1,951	134	5	139	1,755	335	2,090
February	1,952	120	2,072	236	28	264	2,188	148	2,336
March	2,438	125	2,563	188	11	199	2,626	136	2,762
April	1,954	107	2,061	238	2	240	2,192	109	2,301
May	2,228	69	2,297	183	—	183	2,411	69	2,480
June	2,230	88	2,318	147	—	147	2,377	88	2,465
July	2,210	45	2,255	351	53	404	2,561	98	2,659
August	2,250	56	2,306	192	12	204	2,442	68	2,510
September	2,283	171	2,454	344	—	344	2,627	171	2,798
October	2,272	91	2,363	273	6	279	2,545	97	2,642
November	2,354	137	2,491	254	—	254	2,608	137	2,745
December	2,102	68	2,170	266	—	266	2,368	68	2,436
1994— January	1,785	17	1,802	266	115	381	2,051	132	2,183
February	2,340	48	2,388	186	142	328	2,526	190	2,716

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 105 such dwelling units approved in February 1994.

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														
1990-91	1,105.2	31.1	1,136.3	81.2	19.9	101.2	1,186.5	51.0	1,237.5	392.6	1,087.9	1,423.7	2,666.7	3,053.8
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
1992-93 July-February	1,010.3	31.3	1,041.6	79.3	10.0	89.3	1,089.6	41.2	1,130.9	282.8	554.0	697.0	1,926.2	2,110.7
1993-94 July-February	1,074.9	28.9	1,103.8	165.3	16.1	181.4	1,240.2	45.0	1,285.2	309.3	778.3	1,208.6	2,327.6	2,803.1
1992— December	133.5	2.1	135.7	12.9	—	12.9	146.4	2.1	148.6	38.2	87.9	93.1	272.4	279.8
1993— January	92.4	13.1	105.5	6.2	—	6.2	98.6	13.1	111.8	27.8	57.7	78.2	184.1	217.8
February	121.5	7.8	129.4	14.0	1.2	15.2	135.5	9.0	144.6	31.0	47.4	72.1	213.9	247.6
March	146.5	4.8	151.3	11.1	0.5	11.6	157.5	5.3	162.8	36.7	113.8	143.8	308.0	343.3
April	114.0	2.4	116.4	15.2	0.1	15.2	129.1	2.5	131.6	33.7	47.3	61.0	210.2	226.3
May	133.7	1.0	134.7	11.0	—	11.0	144.7	1.0	145.6	37.2	71.3	85.6	253.2	268.4
June	133.9	2.9	136.8	8.9	—	8.9	142.8	2.9	145.7	39.3	71.8	150.9	253.9	335.9
July	133.5	1.4	134.9	23.6	3.8	27.4	157.0	5.3	162.3	37.5	40.2	78.3	234.7	278.0
August	140.2	3.7	143.9	10.6	0.8	11.4	150.8	4.5	155.3	36.0	150.6	262.1	337.4	453.4
September	137.5	7.9	145.4	25.4	—	25.4	162.8	7.9	170.7	37.1	83.3	104.1	283.1	311.9
October	134.8	3.4	138.1	21.2	—	21.2	155.9	3.4	159.3	43.6	127.0	141.0	326.5	343.9
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
VICTORIA														
1990-91	1,755.1	46.0	1,801.1	112.1	23.5	135.6	1,867.2	69.5	1,936.7	491.2	1,253.8	1,678.2	3,611.7	4,106.1
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
1992-93 July-February	1,485.4	48.8	1,534.2	91.9	14.1	105.9	1,577.3	62.8	1,640.1	350.0	706.5	884.1	2,633.5	2,874.2
1993-94 July-February	1,570.1	43.1	1,613.2	173.5	22.9	196.4	1,743.6	66.0	1,809.6	381.5	924.8	1,398.6	3,049.5	3,589.7
1992— December	193.1	2.3	195.4	14.4	—	14.4	207.5	2.3	209.8	45.8	105.2	113.5	358.4	369.1
1993— January	141.4	18.4	159.8	7.6	0.3	7.9	149.0	18.7	167.7	34.1	67.9	93.5	251.0	295.3
February	175.9	10.0	186.0	15.3	2.2	17.5	191.2	12.3	203.5	39.1	63.7	91.5	294.1	334.1
March	214.3	6.8	221.1	13.5	0.5	13.9	227.8	7.3	235.1	46.1	126.2	158.7	400.1	439.9
April	170.0	7.1	177.0	16.5	0.1	16.6	186.5	7.1	193.6	43.2	60.2	77.1	289.6	313.9
May	196.0	4.0	200.1	14.0	—	14.0	210.0	4.0	214.1	46.0	81.8	107.8	337.8	367.8
June	196.8	4.6	201.4	9.9	—	9.9	206.6	4.6	211.3	47.8	91.5	178.5	345.9	437.6
July	196.3	4.5	200.9	24.8	3.8	28.6	221.1	8.4	229.5	46.8	49.2	90.4	317.0	366.6
August	203.5	4.3	207.7	12.0	0.8	12.7	215.4	5.0	220.5	44.7	184.6	300.8	444.7	566.0
September	204.4	11.4	215.8	27.1	—	27.1	231.6	11.4	242.9	46.7	105.2	127.7	383.2	417.3
October	198.7	5.8	204.4	22.2	0.7	22.9	220.9	6.4	227.3	53.5	136.4	155.8	410.8	436.6
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

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

Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1992—						
December	2,170	2,298	2,452	2,585	212.3	46.5
1993—						
January	2,137	2,394	2,289	2,667	212.7	44.4
February	2,091	2,193	2,338	2,489	215.0	41.5
March	2,314	2,357	2,401	2,557	214.3	44.2
April	2,101	2,263	2,287	2,394	210.0	44.2
May	2,089	2,160	2,266	2,343	204.5	45.4
June	2,089	2,165	2,285	2,359	199.1	46.9
July	2,121	2,202	2,447	2,583	219.4	46.7
August	2,192	2,235	2,366	2,437	215.8	44.5
September	2,165	2,420	2,599	2,723	241.4	43.7
October	2,196	2,284	2,475	2,591	226.6	48.3
November	2,294	2,385	2,494	2,554	214.4	50.8
December	2,119	2,274	2,447	2,634	225.1	56.0
1994—						
January	2,384	2,263	2,703	2,754	257.8	48.9
February	2,505	2,525	2,698	2,886	250.6	46.6
TREND ESTIMATES						
1992—						
December	2,166	2,317	2,371	2,563	213.0	44.6
1993—						
January	2,162	2,315	2,357	2,565	213.6	44.3
February	2,157	2,299	2,342	2,540	212.9	44.1
March	2,148	2,267	2,322	2,489	210.6	44.2
April	2,138	2,234	2,309	2,439	208.4	44.5
May	2,126	2,211	2,315	2,418	208.4	44.9
June	2,124	2,209	2,344	2,433	210.9	45.2
July	2,130	2,230	2,383	2,473	214.5	45.5
August	2,144	2,260	2,423	2,520	218.6	46.1
September	2,168	2,291	2,463	2,565	222.7	47.1
October	2,201	2,317	2,497	2,604	226.7	48.4
November	2,239	2,333	2,529	2,641	230.8	49.5
December	2,286	2,348	2,566	2,684	235.5	50.3
1994—						
January	2,338	2,366	2,606	2,732	240.7	50.6
February	2,388	2,385	2,648	2,785	246.0	50.6

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation.

TABLE 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							
1990-91	1,670.7	1,714.3	142.7	1,857.0	467.4	1,339.2	1,787.8	3,619.2	4,112.3
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
1992—									
Sept. qtr.	568.3	572.2	41.9	614.1	130.2	432.7	525.0	1,180.7	1,269.3
Dec. qtr.	571.9	587.9	57.3	645.1	140.1	285.4	348.2	1,058.4	1,133.4
1993—									
Mar. qtr.	519.6	554.1	49.7	603.9	116.6	328.5	437.8	1,022.9	1,158.3
June qtr.	549.1	564.4	51.2	615.6	133.6	298.2	464.1	1,045.4	1,213.3
Sept. qtr.	590.6	610.4	86.6	697.0	135.0	432.4	661.9	1,255.4	1,493.8
Dec. qtr.	564.0	581.1	78.0	659.1	154.1	423.3	573.8	1,239.6	1,387.0

(a) See paragraphs 18-23 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

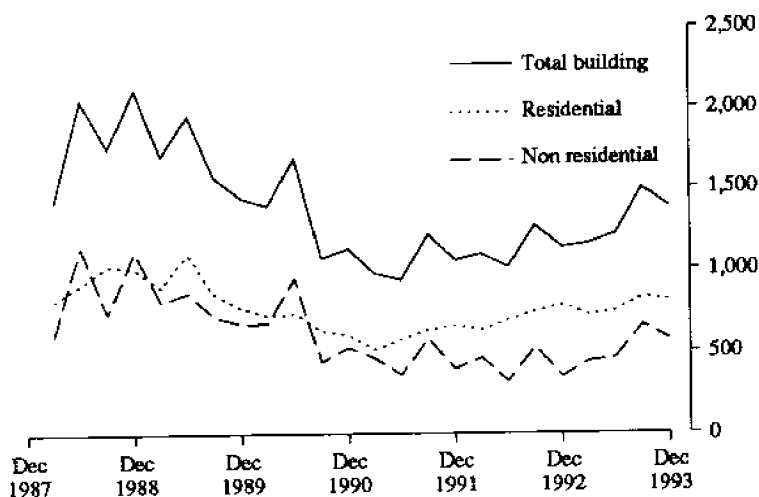


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA
(\$ million)

Class of building	1991-92		July-February		1993	1994	
	1991-92	1992-93	1992-93	1993-94	December	January	February
PRIVATE SECTOR							
New houses	1,933.9	2,262.5	1,485.4	1,570.1	189.5	160.3	209.4
New other residential buildings	129.3	145.7	91.9	173.5	20.4	32.2	16.3
<i>Total new residential building</i>	<i>2,063.2</i>	<i>2,408.2</i>	<i>1,577.3</i>	<i>1,743.6</i>	<i>209.9</i>	<i>192.5</i>	<i>225.7</i>
Alterations and additions to residential buildings	513.4	532.5	349.7	381.1	53.6	36.4	44.1
Hotels, etc.	53.1	42.7	20.4	12.1	2.1	0.2	0.7
Shops	139.4	146.7	100.2	350.8	20.4	7.5	84.2
Factories	227.4	269.9	203.2	102.0	9.8	8.7	19.3
Offices	404.4	210.7	119.8	57.9	7.1	5.5	12.1
Other business premises	118.2	155.3	108.4	93.8	8.9	10.8	23.2
Educational	52.9	58.5	40.0	67.7	6.5	2.7	7.0
Religious	14.8	16.1	9.6	9.8	0.7	0.5	0.7
Health	39.5	80.3	49.5	110.6	3.4	2.5	59.0
Entertainment and recreational	35.5	36.5	25.4	55.0	38.9	1.9	1.2
Miscellaneous	29.6	49.7	30.0	65.0	1.6	3.2	2.0
<i>Total non-residential building</i>	<i>1,114.9</i>	<i>1,066.2</i>	<i>706.5</i>	<i>924.8</i>	<i>99.4</i>	<i>43.6</i>	<i>209.5</i>
Total	3,691.5	4,006.9	2,633.5	3,049.5	363.0	272.5	479.3
PUBLIC SECTOR							
New houses	42.0	71.4	48.8	43.1	4.0	1.1	3.8
New other residential buildings	65.7	14.6	14.1	22.9	—	9.5	8.1
<i>Total new residential building</i>	<i>107.8</i>	<i>86.0</i>	<i>62.8</i>	<i>66.0</i>	<i>4.0</i>	<i>10.6</i>	<i>11.9</i>
Alterations and additions to residential buildings	0.7	0.5	0.3	0.4	—	0.1	—
Hotels, etc.	4.9	4.3	2.2	1.3	—	0.1	—
Shops	3.7	8.4	6.8	2.7	—	0.9	0.7
Factories	31.4	2.2	1.3	8.7	1.5	0.3	—
Offices	67.7	48.8	24.5	28.2	5.5	2.5	0.6
Other business premises	57.4	13.8	10.3	127.5	0.4	1.2	120.3
Educational	83.2	97.0	60.9	87.6	9.2	5.2	8.3
Religious	—	—	—	—	—	—	—
Health	44.6	40.9	15.2	147.1	1.5	9.3	3.9
Entertainment and recreational	28.4	61.8	35.9	48.5	0.5	—	7.0
Miscellaneous	37.5	62.7	20.5	22.2	2.3	2.4	13.2
<i>Total non-residential building</i>	<i>358.8</i>	<i>340.0</i>	<i>177.6</i>	<i>473.8</i>	<i>21.0</i>	<i>21.7</i>	<i>153.9</i>
Total	467.3	426.5	240.7	540.2	25.0	32.4	165.8
TOTAL							
New houses	1,975.9	2,333.8	1,534.2	1,613.2	193.5	161.5	213.2
New other residential buildings	195.0	160.3	105.9	196.4	20.4	41.7	24.4
<i>Total new residential building</i>	<i>2,170.9</i>	<i>2,494.1</i>	<i>1,640.1</i>	<i>1,809.6</i>	<i>213.9</i>	<i>203.2</i>	<i>237.6</i>
Alterations and additions to residential buildings	514.1	533.0	350.0	381.5	53.6	36.5	44.1
Hotels, etc.	58.0	47.0	22.6	13.4	2.1	0.3	0.7
Shops	143.1	155.1	107.0	353.5	20.4	8.4	84.9
Factories	258.8	272.1	204.4	110.7	11.3	8.9	19.3
Offices	472.2	259.5	144.4	86.1	12.7	8.0	12.7
Other business premises	175.6	169.1	118.7	221.3	9.4	12.0	143.6
Educational	136.1	155.5	100.9	155.3	15.8	7.9	15.3
Religious	14.8	16.1	9.6	9.8	0.7	0.5	0.7
Health	84.1	121.2	64.7	257.7	4.9	11.8	62.9
Entertainment and recreational	63.9	98.3	61.3	103.6	39.4	1.9	8.2
Miscellaneous	67.2	112.4	50.5	87.2	3.9	5.5	15.2
<i>Total non-residential building</i>	<i>1,473.7</i>	<i>1,406.3</i>	<i>884.1</i>	<i>1,398.6</i>	<i>120.4</i>	<i>65.3</i>	<i>363.4</i>
Total	4,158.8	4,433.4	2,874.2	3,589.7	388.0	304.9	645.1

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)
HOTELS, ETC.												
1993 December	1	0.1	1	0.4	2	1.6	—	—	—	—	4	2.1
1994 January	3	0.3	—	—	—	—	—	—	—	—	3	0.3
February	2	0.2	2	0.5	—	—	—	—	—	—	4	0.7
SHOPS												
1993 December	34	2.9	14	3.8	2	1.1	6	12.6	—	—	56	20.4
1994 January	30	2.6	10	3.3	3	2.5	—	—	—	—	43	8.4
February	32	2.9	12	3.9	2	1.5	3	5.9	2	70.7	51	84.9
FACTORIES												
1993 December	30	2.8	15	4.4	1	0.6	3	3.5	—	—	49	11.3
1994 January	24	2.1	4	1.1	3	1.9	1	3.8	—	—	32	8.9
February	32	3.4	7	2.4	3	2.1	2	5.4	1	6.1	45	19.3
OFFICES												
1993 December	37	3.3	8	2.4	3	1.9	—	—	1	5.1	49	12.7
1994 January	38	3.8	5	1.3	3	2.0	1	1.0	—	—	47	8.0
February	26	2.3	6	1.6	2	1.5	2	7.3	—	—	36	12.7
OTHER BUSINESS PREMISES												
1993 December	28	2.8	12	3.7	—	—	2	2.8	—	—	42	9.4
1994 January	12	1.1	8	2.2	3	1.9	3	6.8	—	—	26	12.0
February	32	3.6	11	3.2	4	2.9	2	3.9	2	130.0	51	143.6
EDUCATIONAL												
1993 December	15	1.4	4	1.4	5	3.2	1	1.7	1	8.0	26	15.8
1994 January	14	1.3	—	—	5	3.2	2	3.3	—	—	21	7.9
February	7	0.7	7	2.5	4	3.2	5	8.8	—	—	23	15.3
RELIGIOUS												
1993 December	5	0.5	1	0.2	—	—	—	—	—	—	6	0.7
1994 January	1	0.1	1	0.5	—	—	—	—	—	—	2	0.5
February	1	0.2	2	0.5	—	—	—	—	—	—	3	0.7
HEALTH												
1993 December	10	1.0	1	0.2	—	—	2	3.7	—	—	13	4.9
1994 January	12	1.2	4	1.3	2	1.2	5	8.1	—	—	23	11.8
February	7	0.7	3	1.0	2	1.5	3	6.7	1	53.0	16	62.9
ENTERTAINMENT AND RECREATIONAL												
1993 December	10	1.0	1	0.4	—	—	—	—	1	38.0	12	39.4
1994 January	6	0.4	—	—	2	1.5	—	—	—	—	8	1.9
February	9	0.7	3	1.0	—	—	1	1.3	1	5.2	14	8.2
MISCELLANEOUS												
1993 December	5	0.5	5	1.7	—	—	1	1.7	—	—	11	3.9
1994 January	2	0.2	3	1.0	2	1.2	3	3.2	—	—	10	5.5
February	8	0.6	1	0.4	4	2.5	5	11.7	—	—	18	15.2
TOTAL NON-RESIDENTIAL BUILDING												
1993 December	175	16.3	62	18.7	13	8.4	15	26.0	3	51.1	268	120.4
1994 January	142	13.0	35	10.6	23	15.4	15	26.2	—	—	215	65.3
February	156	15.3	54	17.1	21	15.0	23	51.0	7	265.0	261	363.4

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS APPROVED
BY MATERIAL OF OUTER WALLS, FEBRUARY 1994**

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>
MELBOURNE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	4	513	—	—	4	513
Brick-veneer	942	84,248	12	1,128	954	85,375
Timber	26	1,719	—	—	26	1,719
Fibre cement	1	70	—	—	1	70
Steel, aluminium or other materials	3	405	—	—	3	405
Not stated	605	60,304	24	1,953	629	62,257
<i>Total houses</i>	<i>1,581</i>	<i>147,258</i>	<i>36</i>	<i>3,081</i>	<i>1,617</i>	<i>150,339</i>
<i>Other residential buildings</i>	<i>169</i>	<i>15,101</i>	<i>51</i>	<i>3,233</i>	<i>220</i>	<i>18,334</i>
Total residential buildings	1,750	162,359	87	6,314	1,837	168,673
REST OF VICTORIA						
Houses —						
Brick, stone or concrete	20	1,449	—	—	20	1,449
Brick-veneer	485	41,725	—	—	485	41,725
Timber	85	5,588	—	—	85	5,588
Fibre cement	30	1,593	—	—	30	1,593
Steel, aluminium or other materials	11	895	—	—	11	895
Not stated	128	10,896	12	671	140	11,567
<i>Total houses</i>	<i>759</i>	<i>62,145</i>	<i>12</i>	<i>671</i>	<i>771</i>	<i>62,817</i>
<i>Other residential buildings</i>	<i>17</i>	<i>1,209</i>	<i>91</i>	<i>4,866</i>	<i>108</i>	<i>6,075</i>
Total residential buildings	776	63,354	103	5,538	879	68,892
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	24	1,962	—	—	24	1,962
Brick-veneer	1,427	125,972	12	1,128	1,439	127,100
Timber	111	7,307	—	—	111	7,307
Fibre cement	31	1,663	—	—	31	1,663
Steel, aluminium or other materials	14	1,300	—	—	14	1,300
Not stated	733	71,200	36	2,625	769	73,824
<i>Total houses</i>	<i>2,340</i>	<i>209,403</i>	<i>48</i>	<i>3,753</i>	<i>2,388</i>	<i>213,156</i>
<i>Other residential buildings</i>	<i>186</i>	<i>16,310</i>	<i>142</i>	<i>8,099</i>	<i>328</i>	<i>24,409</i>
Total residential buildings	2,526	225,713	190	11,852	2,716	237,565

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, FEBRUARY 1994

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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										
Altona (C)	13	—	1,101	—	—	—	80	732	732	1,913
Berwick (C)	142	—	11,359	—	—	—	647	—	300	12,306
Box Hill (C)	8	2	1,043	—	—	—	873	250	325	2,241
Brighton (C)	11	—	2,122	2	—	300	801	—	—	3,223
Broadmeadows (C)	34	—	2,932	—	—	—	159	1,223	2,723	5,814
Brunswick (C)	3	—	210	2	—	100	652	—	—	962
Bulla (S)	108	—	10,762	—	—	—	179	—	120,332	131,273
Camberwell (C)	42	—	5,175	9	—	950	2,494	100	100	8,719
Caulfield (C)	6	—	1,121	4	—	320	324	940	940	2,705
Chelsea (C)	7	2	733	—	—	—	660	—	—	1,393
Coburg (C)	11	—	655	7	—	421	105	722	722	1,903
Collingwood (C)	—	—	—	3	—	270	113	950	950	1,333
Cranbourne (S)	155	—	11,393	—	—	—	569	1,665	3,895	15,857
Croydon (C)	25	—	1,516	12	—	504	602	422	422	3,043
Dandenong (C)	10	—	553	—	—	—	203	50,436	50,436	51,191
Diamond Valley (S)	18	—	2,179	—	—	—	187	—	1,760	4,126
Doncaster and Templestowe (C)	30	1	4,805	4	—	340	762	290	590	6,497
Eltham (S)	11	—	1,348	—	—	—	696	60	60	2,103
Essendon (C)	10	—	879	—	—	—	434	—	—	1,312
Fitzroy (C)	—	—	—	19	—	1,380	302	3,500	3,500	5,182
Flinders (S)	34	—	4,420	—	—	—	904	382	382	5,706
Footscray (C)	3	—	180	—	—	—	360	200	200	740
Frankston (C)	23	—	2,322	—	—	—	738	310	410	3,469
Hastings (S)	21	8	2,701	—	—	—	222	—	—	2,922
Hawthorn (C)	4	—	645	24	—	2,500	573	248	248	3,966
Healesville (S)	4	—	359	—	—	—	12	—	55	426
Heidelberg (C)	32	2	2,882	—	5	226	765	855	1,005	4,878
Keilor (C)	93	—	8,427	—	—	—	168	382	482	9,077
Kew (C)	5	—	868	2	—	160	573	—	—	1,601
Knox (C)	119	—	11,716	—	—	—	1,279	17,672	17,672	30,667
Lilydale (S)	60	—	4,954	—	—	—	1,030	2,105	2,105	8,089
Malvern (C)	4	—	1,083	14	—	1,620	1,639	955	955	5,297
Melbourne (C)	—	—	—	11	—	750	3,525	3,933	7,351	11,626
Melton (S)	25	—	2,978	—	—	—	142	—	506	3,626
Moorabbin (C)	41	—	2,685	—	26	1,370	1,074	1,774	1,774	6,902
Mordialloc (C)	13	2	1,251	4	—	246	349	50	50	1,896
Mornington (S)	28	—	2,708	—	2	127	458	—	—	3,293
Northcote (C)	7	—	539	14	—	944	829	120	120	2,431
Nunawading (C)	22	—	2,191	6	—	430	798	2,876	2,876	6,295
Oakleigh (C)	7	—	461	—	—	—	356	239	2,422	3,238
Pakenham (S)	40	—	2,614	—	—	—	258	1,166	1,166	4,038
Port Melbourne (C)	1	—	80	—	—	—	261	—	—	341
Prahran (C)	6	—	787	18	—	2,969	1,438	245	2,475	7,669
Preston (C)	8	17	2,015	—	18	1,510	434	990	990	4,949
Richmond (C)	—	—	—	—	—	—	14	52,995	52,995	53,009
Ringwood (C)	29	—	1,690	2	—	87	219	3,570	3,570	5,566
St Kilda (C)	—	—	—	—	—	—	498	50	50	548
Sandringham (C)	13	—	1,653	2	—	190	484	920	920	3,247
Sherbrooke (S)	8	—	830	—	—	—	626	—	208	1,664
South Melbourne (C)	1	—	80	—	—	—	405	340	4,058	4,543
Springvale (C)	41	—	3,981	—	—	—	217	24,540	24,540	28,738
Sunshine (C)	12	1	1,306	8	—	480	262	6,203	8,036	10,083
Upper Yarra (S) Pt A	8	—	790	—	—	—	14	100	100	904
Waverley (C)	22	—	3,014	2	—	140	1,408	2,435	2,435	6,998
Werribee (C)	107	1	9,242	—	—	—	517	932	932	10,691
Whittlesea (C)	88	—	8,092	—	—	—	642	2,010	2,010	10,744
Williamstown (C)	8	—	910	—	—	—	540	80	1,406	2,856
Melbourne (SD)	1,581	36	150,339	169	51	18,334	34,870	189,966	332,290	535,833

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, FEBRUARY 1994—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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)				
BARWON STATISTICAL DIVISION										
Bannockburn (S) Pt A & B	8	—	792	—	—	—	27	50	50	869
Barrabool (S) Pt A & B	11	—	1,086	—	—	—	22	150	310	1,418
Bellarine (Rural City) Pt A & B	55	—	4,244	4	—	176	341	—	—	4,760
Colac (C)	—	—	—	—	—	—	40	90	90	130
Colac (S)	4	—	440	—	—	—	106	—	—	546
Corio (S) Pt A & B	20	—	1,850	—	—	—	133	1,340	1,411	3,394
Geelong (C)	4	—	280	—	—	—	89	583	1,841	2,210
Geelong West (C)	7	—	302	—	—	—	115	—	—	417
Leigh (S)	1	—	55	—	—	—	—	—	—	55
Newtown (C)	—	—	—	—	—	—	190	—	—	190
Otway (S)	4	—	207	—	—	—	59	160	160	427
Queenscliffe (B)	1	—	82	—	—	—	71	—	—	153
South Barwon (C) Pt A & B	29	—	2,912	—	—	—	233	716	716	3,861
Winchelsea (S)	12	—	920	—	—	—	143	—	—	1,063
Barwon (SD)	156	—	13,170	4	—	176	1,568	3,089	4,578	19,493
WESTERN DISTRICT STATISTICAL DIVISION										
Belfast (S)	—	—	—	—	—	—	—	—	—	—
Camperdown (T)	—	—	—	—	—	—	15	—	—	15
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Gleneig (S)	1	—	72	—	—	—	49	—	—	121
Hamilton (C)	2	—	120	—	—	—	—	870	870	990
Hampden (S)	1	—	157	—	—	—	—	—	—	157
Heytesbury (S)	4	—	346	—	—	—	334	—	—	681
Heywood (S)	3	—	296	—	—	—	—	—	—	296
Minhamite (S)	—	—	—	—	—	—	10	—	—	10
Mortlake (S)	1	—	40	—	—	—	40	—	—	80
Mount Rouse (S)	—	—	—	—	—	—	—	—	—	—
Port Fairy (B)	3	—	215	—	—	—	119	—	—	334
Portland (C)	1	—	200	—	—	—	97	175	175	472
Wannon (S)	—	—	—	—	—	—	—	—	—	—
Warmambool (C)	22	2	2,121	2	—	100	202	667	667	3,090
Warmambool (S)	5	—	462	—	—	—	140	—	120	722
Lady Julia Percy & Towerhill	—	—	—	—	—	—	—	—	—	—
Western District (SD)	43	2	4,030	2	—	100	1,006	1,712	1,832	6,968
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (C)	2	—	215	—	—	—	—	—	67	282
Ararat (S)	2	—	212	—	—	—	10	—	558	780
Avoca (S)	1	—	75	—	—	—	16	—	—	91
Bacchus Marsh (S)	12	—	1,114	—	—	—	97	130	130	1,342
Ballaarat (C)	13	1	847	—	—	—	299	1,206	1,331	2,477
Ballan (S)	4	—	321	—	—	—	57	—	—	378
Ballarat (S) Pt A & B	7	—	480	—	—	—	72	—	5,200	5,752
Bungaree (S) Pt A & B	8	—	828	—	—	—	—	—	—	828
Buninyong (S) Pt A & B	9	—	782	—	—	—	15	100	100	897
Creswick (S)	1	—	90	—	—	—	40	—	—	130
Daylesford and Glenlyon (S)	10	—	829	—	—	—	81	310	310	1,220
Grenville (S) Pt A & B	9	—	604	—	—	—	53	—	—	657
Lexton (S)	1	—	106	—	—	—	—	—	—	106
Ripon (S)	1	—	115	—	—	—	76	—	—	191
Sebastopol (B)	4	—	244	—	—	—	—	150	150	394
Talbot and Clunes (S)	—	—	—	—	—	—	—	—	—	—
Central Highlands (SD)	84	1	6,862	—	—	—	816	1,896	7,845	15,523

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, FEBRUARY 1994—continued

Statistical local area	New residential buildings						Non-residential building (a)			
	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)				
WIMMERA STATISTICAL DIVISION										
Arapiles (S)	—	—	—	—	—	—	40	—	—	40
Dunboola (S)	—	—	—	—	—	—	12	—	—	12
Donald (S)	1	—	101	—	—	—	—	—	—	101
Dunmunkle (S)	1	—	40	—	—	—	—	—	—	40
Horsham (C)	6	—	430	—	3	195	105	60	60	790
Kaniva (S)	—	—	—	—	—	—	14	—	—	14
Kara Kara (S)	—	—	—	—	—	—	—	—	—	—
Kowree (S)	1	—	65	—	—	—	20	—	—	85
Lowan (S)	4	—	318	—	—	—	20	—	—	337
St Arnaud (T)	—	4	313	—	—	—	—	—	—	313
Stawell (C)	2	—	110	—	—	—	24	—	—	134
Stawell (S)	5	—	333	—	—	—	—	6,100	6,100	6,433
Warracknabeal (S)	1	—	42	—	—	—	—	—	—	42
Wimmera (S)	—	—	—	—	—	—	—	—	—	—
Wimmera (SD)	21	4	1,751	—	3	195	235	6,160	6,160	8,341
MALLEE STATISTICAL DIVISION										
Birchip (C)	—	—	—	—	—	—	—	—	—	—
Karkaroc (S)	—	—	—	—	—	—	33	—	—	33
Kerang (B)	4	—	389	—	—	—	—	—	—	389
Kerang (S)	—	—	—	—	—	—	39	—	—	39
Mildura (C)	3	—	166	—	19	994	—	—	—	1,160
Mildura (S) Pt A & B	20	—	1,497	—	—	—	72	—	—	1,569
Swan Hill (C)	8	—	504	—	13	658	13	—	—	1,175
Swan Hill (S)	—	—	—	—	—	—	50	—	—	50
Walpeup (S)	—	—	—	—	—	—	25	—	—	25
Wycheproof (S)	—	—	—	—	—	—	10	—	—	10
Mallee (SD)	35	—	2,555	—	32	1,653	242	—	—	4,450
LODDON-CAMPASPE STATISTICAL DIVISION										
Bendigo (C)	7	2	543	6	—	602	91	588	755	1,991
Bet Bet (S)	—	1	10	—	—	—	22	—	—	32
Castlemaine (C)	2	—	86	—	—	—	13	—	—	99
Chariton (S)	—	—	—	—	—	—	—	—	—	—
Cohuna (S)	—	—	—	—	—	—	89	—	—	89
Eaglehawk (B)	6	—	455	—	—	—	35	—	—	490
East Loddon (S)	—	—	—	—	—	—	—	—	—	—
Echuca (C)	8	—	628	—	—	—	80	265	265	973
Gisborne (S)	9	—	760	—	—	—	282	—	—	1,042
Gordon (S)	4	—	251	—	—	—	—	—	—	251
Huntly (S) Pt A & B	2	—	192	—	—	—	75	—	—	267
Korong (S)	3	—	175	—	—	—	34	—	—	209
Kyneton (S)	7	—	873	—	—	—	153	—	—	1,025
McIvor (S)	2	—	80	—	—	—	60	—	—	140
Maldon (S)	2	—	142	—	—	—	90	—	—	232
Marong (Rural City) Pt A & B	16	—	1,404	—	3	219	35	—	—	1,658
Maryborough (C)	1	—	127	—	—	—	10	—	—	137
Metcalf (S)	2	—	200	—	—	—	68	—	—	268
Newham and Woodend (S)	4	—	298	—	—	—	40	50	120	458
Newstead (S)	4	—	334	—	—	—	86	—	—	420
Pyalong (S)	—	—	—	—	—	—	—	—	—	—
Rochester (S)	3	—	192	—	—	—	217	411	411	820
Romsey (S)	4	—	358	—	—	—	26	—	—	384
Strathfieldsaye (S) Pt A & B	16	—	1,529	—	—	—	79	—	—	1,609
Tullaroop (S)	1	—	76	—	—	—	33	—	—	109
Loddon-Campaspe (SD)	103	3	8,711	6	3	821	1,619	1,314	1,551	12,702

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, FEBRUARY 1994—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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)				
GOULBURN STATISTICAL DIVISION										
Alexandra (S)	4	—	310	—	—	—	40	—	—	350
Benalla (C)	6	—	340	—	—	—	73	70	189	602
Benalla (S)	5	—	509	—	—	—	47	—	—	556
Broadford (S)	3	—	221	—	—	—	18	—	—	239
Cobram (S)	4	—	356	—	—	—	83	—	—	439
Deakin (S)	1	—	100	—	—	—	50	—	—	150
Euroa (S)	2	—	180	—	—	—	110	—	—	290
Goulburn (S)	1	—	75	—	—	—	—	—	—	75
Kilmore (S)	12	—	959	—	—	—	120	100	1,400	2,479
Kyabram (T)	1	—	100	—	—	—	—	—	—	100
Mansfield (S)	9	—	999	—	—	—	45	—	350	1,394
Nathalia (S)	2	—	98	—	—	—	—	1,200	1,200	1,298
Numurkah (S)	9	—	610	—	—	—	20	600	600	1,230
Rodney (S) Pt A & B	18	—	1,394	—	—	—	35	—	—	1,429
Seymour (RC)	4	—	235	—	—	—	60	1,078	3,131	3,426
Shepparton (C)	14	—	1,183	—	—	—	167	490	490	1,840
Shepparton (S) Pt A & B	13	—	1,455	—	—	—	53	133	133	1,640
Tungamah (S)	1	—	180	—	—	—	110	—	—	290
Violet Town (S)	3	—	140	—	—	—	—	—	—	140
Waranga (S)	—	—	—	—	—	—	63	—	—	63
Yea (S)	3	—	117	—	—	—	—	—	—	117
Goulburn (SD)	115	—	9,562	—	—	—	1,093	3,670	7,493	18,148
OVENS-MURRAY STATISTICAL DIVISION										
Beechworth (S)	2	—	155	—	—	—	42	—	—	197
Bright (S)	5	—	374	—	—	—	117	—	—	491
Chiltern (S)	1	—	76	—	—	—	32	70	70	178
Myrtleford (S)	—	—	—	—	—	—	—	—	—	—
Oxley (S)	1	—	56	—	—	—	—	—	—	56
Rutherglen (S)	1	—	114	—	—	—	41	—	—	155
Tallangatta (S) Pt A & B	2	—	186	—	—	—	20	—	—	206
Upper Murray (S)	—	—	—	—	—	—	—	—	—	—
Wangaratta (C)	3	—	244	—	4	277	108	135	135	764
Wangaratta (S)	5	—	549	—	—	—	30	—	—	579
Wodonga (Rural City)	35	—	3,037	—	—	—	47	364	364	3,449
Yackandandah (S)	2	—	188	—	—	—	16	—	—	204
Yarrawonga (S)	6	—	404	—	—	—	—	—	—	404
Ovens-Murray (SD)	63	—	5,382	—	4	277	453	569	569	6,681
EAST GIPPSLAND STATISTICAL DIVISION										
Avon (S)	2	—	121	—	—	—	—	—	—	121
Bairnsdale (C)	5	—	378	—	—	—	10	—	—	388
Bairnsdale (S) Pt A & B	13	—	1,068	—	—	—	36	—	—	1,104
Maffra (S)	4	—	265	—	—	—	30	—	—	295
Ormeo (S)	4	—	185	—	—	—	—	100	100	285
Orbost (S)	5	—	308	—	—	—	—	—	—	308
Sale (C)	4	—	369	—	—	—	57	—	—	426
Tambo (S) Pt A & B	12	—	1,134	—	—	—	129	250	250	1,512
East Gippsland (SD)	49	—	3,827	—	—	—	261	350	350	4,439

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, FEBRUARY 1994—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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)				
GIPPSLAND STATISTICAL DIVISION										
Alberton (S)	2	—	86	—	—	—	35	—	—	121
Bass (S)	2	—	160	—	—	—	77	—	—	237
Buin Buin (S)	2	—	164	2	—	181	46	—	—	391
Korumburra (S)	4	—	446	—	—	—	62	—	—	509
Mirboo (S)	3	—	164	—	—	—	71	—	—	234
Moe (C)	3	2	335	—	—	—	181	279	279	795
Morwell (C) Pt A & B	4	—	458	—	49	2,523	103	209	209	3,292
Narracan (S) Pt A & B	4	—	266	—	—	—	65	—	—	331
Phillip Island (S)	9	—	600	—	—	—	191	105	105	896
Rosedale (S)	7	—	360	—	—	—	189	—	—	548
South Gippsland (S)	2	—	147	—	—	—	76	—	—	223
Traralgon (C)	8	—	724	—	—	—	66	—	—	790
Traralgon (S) Pt A & B	6	—	540	—	—	—	71	—	—	611
Upper Yarra (S) Pt B	1	—	15	—	—	—	—	—	—	15
Warragul (RC)	10	—	995	—	—	—	328	120	120	1,443
Wonthaggi (B)	7	—	475	—	—	—	142	—	—	617
Woorayl (S)	16	—	1,032	3	—	150	207	50	50	1,440
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	90	2	6,966	5	49	2,854	1,910	763	763	12,493
VICTORIA										
Victoria	2,340	48	213,156	186	142	24,409	44,074	209,488	363,431	645,070

(a) Details relating to individual classes of building are available on request.

VALUE OF ALL BUILDING APPROVED, VICTORIA

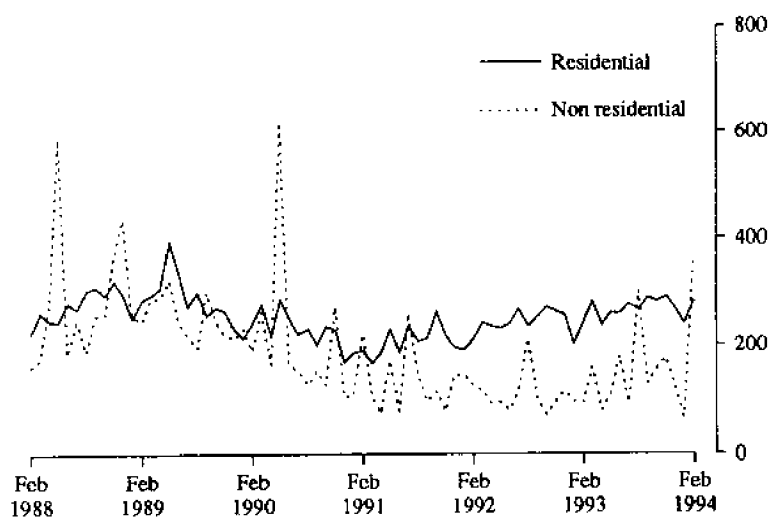


TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS, FEBRUARY 1994

Statistical local area	New residential buildings						Non-residential building			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	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)	Total building (\$'000)
GEELONG STATISTICAL SUBDIVISION										
Bannockburn (S) Pt A	—	—	—	—	—	—	—	—	—	—
Barrabool (S) Pt A	3	—	378	—	—	—	—	—	160	538
Bellarine (Rural City) Pt A	27	—	2,084	—	—	—	207	—	—	2,291
Corio (S) Pt A	19	—	1,730	—	—	—	133	1,340	1,340	3,203
Geelong (C)	4	—	280	—	—	—	89	583	1,841	2,210
Geelong West (C)	7	—	302	—	—	—	115	—	—	417
Newtown (C)	—	—	—	—	—	—	190	—	—	190
South Barwon (C) Pt A	21	—	2,119	—	—	—	184	716	716	3,018
Geelong (SSD)	81	—	6,893	—	—	—	917	2,639	4,057	11,867
BALLARAT STATISTICAL SUBDIVISION										
Ballaarat (C)	13	1	847	—	—	—	299	1,206	1,331	2,477
Ballararat (S) Pt A	7	—	480	—	—	—	72	—	5,200	5,752
Bungaree (S) Pt A	8	—	828	—	—	—	—	—	—	828
Buninyong (S) Pt A	7	—	568	—	—	—	—	—	—	568
Grenville (S) Pt A	7	—	489	—	—	—	53	—	—	542
Sebastopol (B)	4	—	244	—	—	—	—	150	150	394
Ballararat (SSD)	46	1	3,456	—	—	—	424	1,356	6,681	10,560
BENDIGO STATISTICAL SUBDIVISION										
Bendigo (C)	7	2	543	6	—	602	91	588	755	1,991
Eaglehawk (B)	6	—	455	—	—	—	35	—	—	490
Huntly (S) Pt A	2	—	192	—	—	—	35	—	—	227
Marong (Rural City) Pt A	14	—	1,194	—	3	219	25	—	—	1,438
Strathfieldsaye (S) Pt A	12	—	1,107	—	—	—	79	—	—	1,187
Bendigo (SSD)	41	2	3,491	6	3	821	266	588	755	5,333
SHEPPARTON-MOOROOPNA STATISTICAL SUBDIVISION										
Rodney (S) Pt A	16	—	1,155	—	—	—	—	—	—	1,155
Shepparton (C)	14	—	1,183	—	—	—	167	490	490	1,840
Shepparton (S) Pt A	12	—	1,335	—	—	—	—	133	133	1,468
Shepparton-Mooroopna (SSD)	42	—	3,674	—	—	—	167	623	623	4,463
WODONGA STATISTICAL SUBDIVISION										
Beechworth (S)	2	—	155	—	—	—	42	—	—	197
Chiltern (S)	1	—	76	—	—	—	32	70	70	178
Tallangatta (S) Pt A	2	—	186	—	—	—	—	—	—	186
Wodonga (Rural City)	35	—	3,037	—	—	—	47	364	364	3,449
Yackandandah (S)	2	—	188	—	—	—	16	—	—	204
Wodonga (SSD)	42	—	3,642	—	—	—	137	434	434	4,213
LATROBE VALLEY STATISTICAL SUBDIVISION										
Moe (C)	3	2	335	—	—	—	181	279	279	795
Marwell (C) Pt A	1	—	140	—	41	2,100	33	209	209	2,482
Narracan (S) Pt A	2	—	90	—	—	—	30	—	—	120
Traralgon (C)	8	—	724	—	—	—	66	—	—	790
Traralgon (S) Pt A	3	—	315	—	—	—	57	—	—	372
Yalloum Works Area	—	—	—	—	—	—	—	—	—	—
Latrobe Valley (SSD)	17	2	1,604	—	41	2,100	368	488	488	4,559
MILDURA STATISTICAL SUBDIVISION										
Mildura (C)	3	—	166	—	19	994	—	—	—	1,160
Mildura (S) Pt A	18	—	1,317	—	—	—	72	—	—	1,389
Mildura (SSD)	21	—	1,482	—	19	994	72	—	—	2,549

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
MELBOURNE STATISTICAL DIVISION											
1990-91	38,852	206,267	310,381	305,842	164,882	138,130	14,392	33,937	152,136	58,875	1,423,696
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
1992 December	1,982	8,384	14,923	21,088	28,377	5,473	608	8,469	2,599	1,154	93,056
1993 January	745	14,056	3,430	12,916	4,021	21,700	751	4,143	3,564	12,871	78,197
February	1,449	4,008	2,863	24,582	12,748	1,540	1,395	17,403	5,488	575	72,051
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
February	200	83,002	11,985	12,641	140,001	9,829	683	61,626	915	11,408	332,290
BARWON STATISTICAL DIVISION											
1990-91	2,260	2,891	13,367	4,377	7,856	4,093	790	3,199	6,605	2,269	47,707
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
1992 December	—	76	232	—	239	100	70	—	521	—	1,238
1993 January	—	200	1,185	—	—	—	—	—	2,709	52	4,146
February	2,150	318	90	—	125	—	—	—	180	200	3,063
December	—	908	1,895	120	80	144	—	—	71	110	3,328
1994 January	—	248	58	340	1,515	163	—	2,800	—	600	5,724
February	—	560	328	—	1,120	1,884	—	565	—	121	4,578
WESTERN DISTRICT STATISTICAL DIVISION											
1990-91	676	991	6,905	2,293	1,783	2,329	120	14,326	182	2,097	31,702
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
1992 December	50	—	75	—	340	—	—	—	840	69	1,374
1993 January	—	70	205	—	68	—	—	—	—	230	573
February	—	60	225	—	60	—	—	—	150	55	550
December	—	—	—	—	100	—	—	—	—	—	100
1994 January	—	325	180	100	260	89	—	1,100	—	338	2,392
February	—	77	175	—	160	1,299	—	—	120	—	1,831
CENTRAL HIGHLANDS STATISTICAL DIVISION											
1990-91	1,606	5,715	3,575	5,164	3,701	6,010	504	1,277	2,707	3,340	33,599
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
1992 December	—	60	—	100	—	—	130	—	2,420	—	2,710
1993 January	—	185	80	960	60	216	—	186	—	—	1,687
February	—	56	315	—	267	366	—	—	58	—	1,062
December	—	414	300	—	429	178	140	—	90	—	1,551
1994 January	—	—	500	205	—	—	—	438	—	1,125	2,268
February	310	295	—	50	150	1,115	—	67	5,200	658	7,845

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
WIMMERA STATISTICAL DIVISION											
1990-91	250	1,040	884	—	321	774	400	—	235	3,335	8,060
1991-92	1,058	685	370	659	1,207	1,746	65	—	607	1,170	8,451
1992-93	1,077	332	115	2,085	390	60	—	—	100	673	4,896
1992 December	—	—	—	—	—	—	—	—	100	—	100
1993 January	—	93	—	—	—	—	—	—	—	—	93
February	—	—	—	—	—	—	—	—	—	52	52
December	—	63	50	70	—	—	—	—	—	—	183
1994 January	—	335	118	—	198	—	—	—	50	—	849
February	—	60	6,100	—	—	—	—	—	—	—	6,160
MALLEE STATISTICAL DIVISION											
1990-91	545	1,947	916	2,775	2,233	3,887	1,519	—	305	—	14,127
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
1992 December	—	—	100	—	330	—	—	—	331	—	761
1993 January	—	60	70	150	325	—	—	—	55	—	660
February	234	635	165	—	106	—	—	—	—	—	1,140
December	—	122	—	282	134	—	215	—	—	414	1,168
1994 January	—	—	—	—	140	—	—	—	—	—	140
February	—	—	—	—	—	—	—	—	—	—	—
LODDON-CAMPASPE STATISTICAL DIVISION											
1990-91	622	1,946	3,741	2,934	1,835	2,739	220	3,806	2,401	1,752	21,997
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
1992 December	120	—	50	50	—	700	—	60	70	1,612	2,662
1993 January	—	80	—	—	1,918	215	—	260	50	199	2,722
February	—	640	245	—	1,009	620	—	2,280	644	—	5,438
December	—	320	389	—	—	490	—	225	100	—	1,524
1994 January	—	1,660	440	—	—	130	—	350	50	—	2,631
February	60	65	224	—	495	—	—	420	50	237	1,551
GOULBURN STATISTICAL DIVISION											
1990-91	8,535	6,260	1,816	4,376	1,641	2,071	494	543	1,700	4,922	32,359
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
1992 December	380	1,279	153	100	4,650	—	—	—	—	50	6,612
1993 January	—	—	—	—	390	—	—	—	134	190	714
February	400	—	—	50	70	—	—	1,000	612	3,070	5,202
December	—	55	70	—	445	—	—	—	—	—	570
1994 January	70	125	220	120	60	902	—	—	—	409	1,906
February	—	420	273	—	1,090	1,200	—	—	1,738	2,773	7,493

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
OVENS MURRAY STATISTICAL DIVISION											
1990-91	3,069	325	7,053	570	1,540	805	230	3,556	1,135	1,993	20,276
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
1992 December	90	130	70	140	129	—	180	—	74	60	873
1993 January	566	—	—	—	—	200	130	70	—	196	1,162
February	—	—	165	160	—	—	—	—	650	430	1,405
December	750	—	90	90	70	—	—	1,311	60	—	2,371
1994 January	—	110	349	251	55	—	—	—	—	—	764
February	—	90	70	—	215	—	—	194	—	—	569
EAST GIPPSLAND STATISTICAL DIVISION											
1990-91	490	3,929	755	524	1,390	2,526	130	1,393	511	986	12,635
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
1992 December	—	100	415	855	—	—	—	600	165	—	2,135
1993 January	—	200	80	—	—	—	90	—	260	60	690
February	—	—	76	—	—	—	—	—	145	100	321
December	—	—	50	70	400	—	—	—	490	—	1,010
1994 January	—	—	—	—	—	—	—	—	—	—	—
February	100	250	—	—	—	—	—	—	—	—	350
GIPPSLAND STATISTICAL DIVISION											
1990-91	1,496	1,546	1,186	2,596	3,028	4,403	495	738	1,900	1,429	18,818
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
1992 December	280	210	345	220	662	140	—	120	—	—	1,977
1993 January	—	390	210	111	115	1,400	89	150	396	—	2,861
February	364	180	195	—	—	—	—	—	390	75	1,204
December	—	1,330	202	359	170	354	—	120	—	144	2,679
1994 January	—	—	—	52	—	—	—	93	55	—	201
February	—	69	178	—	340	—	—	—	175	—	762
TOTAL VICTORIA											
1990-91	58,452	234,130	355,068	332,419	190,867	169,020	19,969	64,533	170,259	83,440	1,678,157
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
1992 December	2,902	10,239	16,363	22,553	34,727	6,413	988	9,249	7,120	2,945	113,499
1993 January	1,311	15,335	5,260	14,137	6,897	23,731	1,060	4,809	7,168	13,797	93,505
February	4,597	5,897	4,340	24,792	14,385	2,526	1,395	20,683	8,317	4,557	91,490
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
February	670	84,889	19,333	12,691	143,571	15,328	683	62,872	8,198	15,197	363,431

**TABLE 11. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION
FEBRUARY 1994**

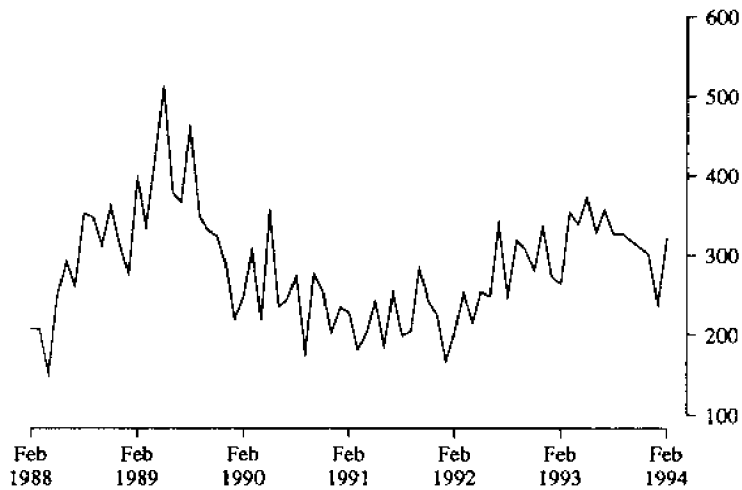
Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
		Total	Total	Total	Total	Total				
NUMBER OF DWELLING UNITS										
Melbourne	1,617	99	87	186	—	34	—	34	220	1,837
Barwon	156	4	—	4	—	—	—	—	4	160
Western District	45	2	—	2	—	—	—	—	2	47
Central Highlands	85	—	—	—	—	—	—	—	—	85
Wimmera	25	3	—	3	—	—	—	—	3	28
Mallee	35	32	—	32	—	—	—	—	32	67
Loddon-Campaspe	106	9	—	9	—	—	—	—	9	115
Goulburn	115	—	—	—	—	—	—	—	—	115
Ovens-Murray	63	4	—	4	—	—	—	—	4	67
East Gippsland	49	—	—	—	—	—	—	—	—	49
Gippsland	92	54	—	54	—	—	—	—	54	146
Victoria	2,388	207	87	294	—	34	—	34	328	2,716
VALUE (\$'000)										
Melbourne	150,339	6,292	8,042	14,334	—	4,000	—	4,000	18,334	168,673
Barwon	13,170	176	—	176	—	—	—	—	176	13,346
Western District	4,030	100	—	100	—	—	—	—	100	4,130
Central Highlands	6,862	—	—	—	—	—	—	—	—	6,862
Wimmera	1,751	195	—	195	—	—	—	—	195	1,946
Mallee	2,555	1,653	—	1,653	—	—	—	—	1,653	4,208
Loddon-Campaspe	8,711	821	—	821	—	—	—	—	821	9,532
Goulburn	9,562	—	—	—	—	—	—	—	—	9,562
Ovens-Murray	5,382	277	—	277	—	—	—	—	277	5,659
East Gippsland	3,827	—	—	—	—	—	—	—	—	3,827
Gippsland	6,966	2,854	—	2,854	—	—	—	—	2,854	9,820
Victoria	213,156	12,368	8,042	20,409	—	4,000	—	4,000	24,409	237,565

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

Statistical division / subdivision	1991-92	1992-93	July - Feb. 1993-94	Feb. 1994
Melbourne (SD)	2,206	2,918	1,940	263
Geelong (SSD)	100	159	128	4
Barwon (SD)	142	202	186	9
Western District (SD)	62	51	29	5
Ballarat (SSD)	33	81	23	6
Central Highlands (SD)	47	96	28	6
Wimmera (SD)	14	27	13	4
Mildura (SSD)	n.a.	n.a.	33	4
Mallee (SD)	18	31	48	6
Bendigo (SSD)	40	114	69	8
Loddon-Campaspe (SD)	59	145	90	10
Shepparton-Mooroopna (SSD)	32	42	20	2
Goulburn (SD)	73	89	56	6
Wodonga (SSD)	52	76	40	5
Ovens-Murray (SD)	82	103	44	5
East Gippsland (SD)	24	34	11	—
Latrobe Valley (SSD)	11	34	21	4
Gippsland (SD)	30	59	52	8
East Central (SD)	4	—	n.a.	n.a.
Victoria	2,761	3,755	2,497	322

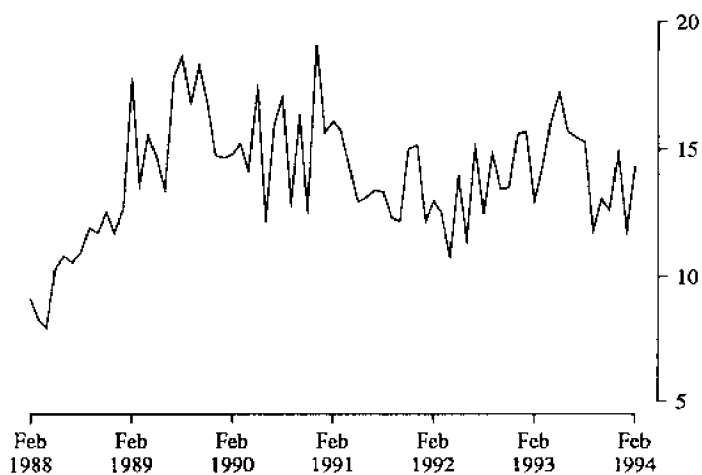
(a) Refer to paragraph 8 of the explanatory notes.

**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>1991-92</i>	<i>1992-93</i>	<i>July - Feb. 1993-94</i>	<i>Feb. 1994</i>
Altona (C)	52	84	49	2
Berwick (C)	82	99	41	9
Box Hill (C)	53	64	66	7
Brighton (C)	19	39	42	6
Broadmeadows (C)	88	82	57	7
Brunswick (C)	16	16	18	5
Bulla (S)	7	34	7	1
Camberwell (C)	53	128	92	17
Caulfield (C)	83	85	45	1
Chelsea (C)	31	26	34	6
Coburg (C)	7	14	13	2
Collingwood (C)	2	8	4	—
Cranbourne (S)	43	25	28	4
Croydon (C)	43	50	32	7
Dandenong (C)	25	44	24	7
Diamond Valley (S)	29	40	25	2
Doncaster and Templestowe (C)	85	109	85	3
Eltham (S)	38	70	35	5
Essendon (C)	41	66	29	8
Fitzroy (C)	—	5	4	2
Flinders (S)	6	2	6	—
Footscray (C)	24	12	11	2
Frankston (C)	35	66	42	5
Hastings (S)	8	19	6	2
Hawthorn (C)	10	11	11	2
Healesville (S)	1	2	2	—
Heidelberg (C)	47	67	45	10
Keilor (C)	99	104	92	16
Kew (C)	14	28	28	—
Knox (C)	32	50	34	7
Lillydale (S)	18	22	25	4
Malvern (C)	24	25	21	3
Melbourne (C)	—	10	5	—
Melton (S)	22	16	11	—
Moorabbin (C)	144	162	106	8
Mordialloc (C)	47	59	45	10
Mornington (S)	12	31	19	6
Northcote (C)	28	26	27	2
Nunawading (C)	136	146	74	10
Oakleigh (C)	47	55	58	6
Pakenham (S)	14	16	12	3
Port Melbourne (C)	—	6	5	—
Prahran (C)	10	28	15	10
Preston (C)	47	74	40	5
Richmond (C)	6	6	15	—
Ringwood (C)	53	81	41	10
St Kilda (C)	7	10	11	1
Sandringham (C)	42	54	49	7
Sherbrooke (S)	—	—	3	1
South Melbourne (C)	2	15	4	—
Springvale (C)	72	86	37	1
Sunshine (C)	85	105	22	1
Upper Yarra (S) Pt A	n.a.	n.a.	1	—
Waverley (C)	83	137	90	9
Werribee (C)	79	113	53	4
Whittlesea (C)	147	172	129	15
Williamstown (C)	4	12	15	2
Melbourne Statistical Division	2,206	2,918	1,940	263
Rest of Victoria	555	837	557	59
Total Victoria	2,761	3,755	2,497	322

(a) Refer to paragraph 8 of the explanatory notes.

EXPLANATORY NOTES

Introduction

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

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

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.

The number of dwelling units created by alterations and additions to existing buildings and through the construction of new non-residential buildings is not included in Tables 1 to 10, but is shown in the note following Table 1.

9. *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

10. *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.

11. *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)*.

12. *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

13. 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

14. 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.

15. 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.

16. 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.

17. 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

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

19. 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.

20. 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).

21. 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.

22. 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'.

23. 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

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

25. 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.

26. From 1 July 1991, the date of effect of these changes emanating from the review for building approval statistics, the only Local Government Area which is split into 2 SLAs, and transverse statistical division boundaries, is the Shire of Upper Yarra which is partly in the Melbourne Statistical Division and partly in the Gippsland Statistical Division.

27. The statistical subdivisions are not shown in Table 8. Table 9 shows those selected statistical subdivisions, which are identical to the statistical districts previously published.

28. The next edition of the ASGC, incorporating the changes outlined in paragraphs 25 and 26 of the explanatory notes, will be issued shortly.

Unpublished data and related publications

29. 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.

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

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

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

Dwelling Unit Commencements Reported by Approving Authorities, Victoria (8741.2) (monthly) (\$10.70)

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) (quarterly) (\$10.70)

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

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

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

31. 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.

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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



MELBOURNE STATISTICAL DIVISION

Statistical Local Areas

As at September 1992

City (C) Shire (S)





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