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6 MAY 1994**

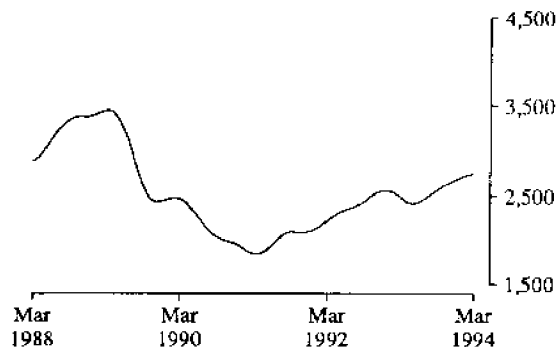
**BUILDING APPROVALS, VICTORIA,  
MARCH 1994**

As a service to users of Building Approval Statistics, commencing with the October 1993 issue, commentary and tables are included on pages 2 and 3 which provide information on the reliability of Trend Estimate Series published in Table 3.

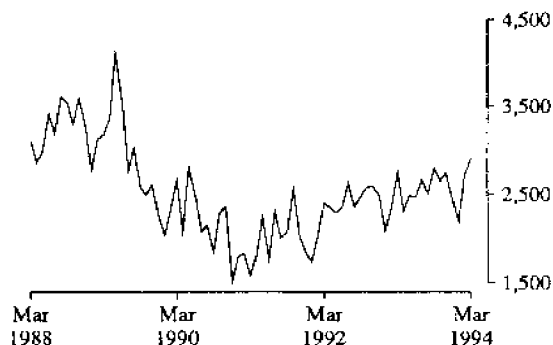
**MAIN FEATURES**

- Trend estimates of the number of dwelling units approved in March 1994 (2,746) showed a 0.3 per cent increase over the figure recorded for February 1994 (2,737) and a 10 per cent increase when compared with the figure for March 1993 (2,489). After twenty consecutive monthly increases (peaking in January 1993), the trend estimate has decreased over four months to May 1993 before increasing steadily since June 1993.
- In original terms the number of dwelling units approved in March 1994 (2,905) was 7 per cent higher than in February 1994 (2,716) and 5 per cent higher than in March 1992 (2,762).
- For the nine months ended March 1994 there were 23,594 new dwelling units approved, 6 per cent higher than the 22,325 recorded for the nine months ended March 1994.
- The value of non-residential building approved, at current prices, for the nine months ended March 1994 was \$1,564m, an increase of 50 per cent when compared with the \$1,043m recorded for the nine months ended March 1994.

**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For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnerly on Melbourne (03) 615 7000; or any ABS State office.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 October to March 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 (April 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 April 1994, the trend estimate for that month would be 2,454, a movement of 1.3 per cent. The monthly movements in the trend estimates for January, February and March 1994 which are currently estimated to be 2.0 per cent, 1.8 per cent and 1.6 per cent respectively, would be revised to 2.1 per cent, 2.1 per cent and 1.8 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in April 1994 would produce a trend estimate for April 1994 of 2,355, a movement of -0.1 per cent, with the movements in the trend estimates for January, February and March 1994 being revised to 1.5 per cent, 1.0 per cent and 0.5 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 March 1994		is down 5% on March 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1993-94</i>						
October	2,202	1.6	2,201	1.5	2,206	1.8
November	2,240	1.7	2,238	1.7	2,246	1.9
December	2,284	1.9	2,283	2.0	2,287	1.8
January	2,330	2.0	2,332	2.1	2,321	1.5
February	2,372	1.8	2,379	2.1	2,345	1.0
March	2,409	1.6	2,422	1.8	2,356	0.5
April	n.y.a.	n.y.a.	2,454	1.3	2,355	-0.1

### 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 March 1994		is down 6% on March 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1993-94</i>						
October	2,319	1.2	2,318	1.1	2,333	1.4
November	2,344	0.7	2,333	0.6	2,342	0.8
December	2,344	0.4	2,343	0.5	2,348	0.3
January	2,356	0.5	2,359	0.7	2,347	-0.0
February	2,370	0.6	2,382	1.0	2,343	-0.2
March	2,377	0.3	2,407	1.0	2,334	-0.4
April	n.y.a.	n.y.a.	2,437	1.3	2,326	-0.3

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

	<i>Trend estimate</i>		<i>Revised trend estimate if April 1994 seasonally adjusted estimate</i>			
			<i>is up 6% on March 1994</i>		<i>is down 6% on March 1994</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
<i>1993-94</i>						
October	2,610	1.7	2,610	1.7	2,617	1.9
November	2,644	1.3	2,644	1.3	2,656	1.5
December	2,676	1.2	2,676	1.2	2,682	1.0
January	2,708	1.2	2,710	1.3	2,695	0.5
February	2,737	1.1	2,741	1.1	2,692	-0.1
March	2,746	0.3	2,763	0.8	2,672	-0.8
April	n.y.a.	n.y.a.	2,789	0.9	2,651	-0.8

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

	<i>Trend estimate</i>		<i>Revised trend estimate if April 1994 seasonally adjusted estimate</i>			
			<i>is up 5% on March 1994</i>		<i>is down 5% on March 1994</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
<i>1993-94</i>						
October	227.3	1.9	227.4	2.0	227.9	2.2
November	231.1	1.7	231.3	1.7	232.1	1.9
December	234.6	1.5	234.7	1.5	235.1	1.3
January	238.1	1.5	238.1	1.5	237.0	0.8
February	241.3	1.3	241.1	1.3	237.4	0.2
March	242.6	0.6	243.0	0.8	236.1	-0.6
April	n.y.a.	n.y.a.	245.1	0.9	234.6	-0.6

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

	<i>Trend estimate</i>		<i>Revised trend estimate if April 1994 seasonally adjusted estimate</i>			
			<i>is up 6% on March 1994</i>		<i>is down 6% on March 1994</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
<i>1993-94</i>						
October	48.4	2.7	48.4	2.6	48.5	2.9
November	49.6	2.4	49.5	2.3	49.7	2.5
December	50.3	1.5	50.3	1.6	50.4	1.4
January	50.5	0.4	50.6	0.7	50.3	-0.1
February	50.4	-0.2	50.7	0.2	49.8	-1.1
March	50.1	-0.7	50.8	0.2	49.1	-1.4
April	n.y.a.	n.y.a.	50.8	-0.1	48.1	-1.9

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
<b>MELBOURNE STATISTICAL DIVISION</b>									
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-March	12,878	605	13,483	1,359	161	1,520	14,237	766	15,003
1993-94 July-March	13,203	463	13,666	2,148	335	2,483	15,351	798	16,149
<i>1993—</i>									
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
<i>1994—</i>									
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
March	1,641	18	1,659	153	125	278	1,794	143	1,937
<b>VICTORIA</b>									
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-March	19,557	925	20,482	1,618	225	1,843	21,175	1,150	22,325
1993-94 July-March	20,154	669	20,823	2,299	472	2,771	22,453	1,141	23,594
<i>1993</i>									
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
<i>1994—</i>									
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
March	2,558	36	2,594	167	144	311	2,725	180	2,905

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 6 such dwelling units approved in March 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-March	1,156.8	36.1	1,192.9	90.4	10.5	100.8	1,247.1	46.5	1,293.7	319.5	667.7	840.8	2,234.2	2,454.0
1993-94 July-March	1,229.8	30.4	1,260.3	176.9	26.2	203.2	1,406.8	56.7	1,463.4	350.5	868.5	1,321.3	2,625.5	3,135.2
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
March	154.9	1.5	156.4	11.6	10.1	21.8	166.6	11.6	178.2	41.2	90.2	112.7	298.0	332.1
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-March	1,699.7	55.6	1,755.3	105.3	14.5	119.9	1,805.0	70.1	1,875.2	396.1	832.7	1,042.8	3,033.6	3,314.1
1993-94 July-March	1,801.8	45.7	1,847.5	185.7	34.2	219.9	1,987.5	79.9	2,067.4	435.3	1,029.0	1,563.9	3,451.3	4,066.5
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
March	231.7	2.6	234.3	12.2	11.3	23.5	243.9	13.9	257.8	53.7	104.2	165.3	401.9	476.8

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						
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
March	2,347	2,345	2,433	2,636	230.4	50.3
TREND ESTIMATES						
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	2,292	2,467	2,568	223.0	47.1
October	2,202	2,319	2,506	2,610	227.3	48.4
November	2,240	2,334	2,534	2,644	231.1	49.6
December	2,284	2,344	2,555	2,676	234.6	50.3
1994—						
January	2,330	2,356	2,572	2,708	238.1	50.5
February	2,372	2,370	2,583	2,737	241.3	50.4
March	2,409	2,377	2,577	2,746	242.6	50.1

(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**

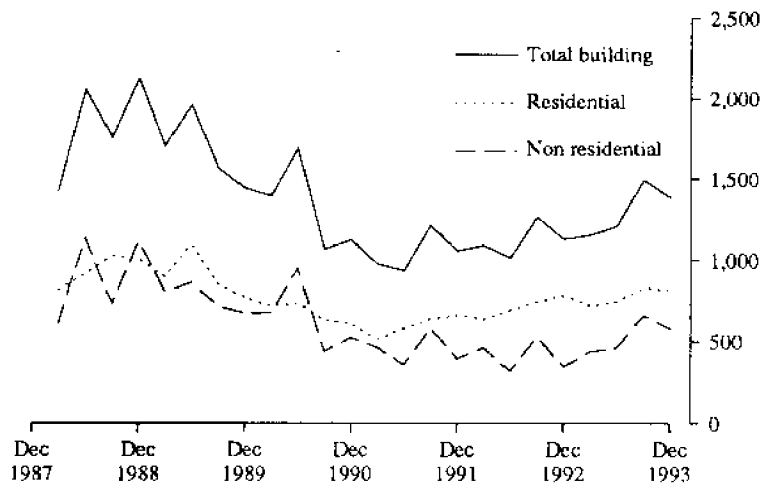


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA  
(\$ million)

Class of building	July-March				1994		
	1991-92	1992-93	1992-93	1993-94	January	February	March
PRIVATE SECTOR							
New houses	1,933.9	2,262.5	1,699.7	1,801.8	160.3	209.4	231.7
New other residential buildings	129.3	145.7	105.3	185.7	32.2	16.3	12.2
Total new residential building	2,063.2	2,408.2	1,805.0	1,987.5	192.5	225.7	243.9
Alterations and additions to residential buildings	513.4	532.5	395.9	434.9	36.4	44.1	53.7
Hotels, etc.	53.1	42.7	24.5	13.1	0.2	0.7	1.0
Shops	139.4	146.7	117.4	406.8	7.5	84.2	56.0
Factories	227.4	269.9	221.3	113.4	8.7	19.3	11.4
Offices	404.4	210.7	174.5	66.5	5.5	12.1	8.6
Other business premises	118.2	155.3	124.3	105.1	10.8	23.2	11.3
Educational	52.9	58.5	40.7	69.5	2.7	7.0	1.8
Religious	14.8	16.1	10.9	10.7	0.5	0.7	0.9
Health	39.5	80.3	59.5	112.4	2.5	59.0	1.9
Entertainment and recreational	35.5	36.5	27.8	58.9	1.9	1.2	3.8
Miscellaneous	29.6	49.7	31.8	72.6	3.2	2.0	7.5
Total non-residential building	1,114.9	1,066.2	832.7	1,029.0	43.6	209.5	104.2
<b>Total</b>	<b>3,691.5</b>	<b>4,006.9</b>	<b>3,033.6</b>	<b>3,451.3</b>	<b>272.5</b>	<b>479.3</b>	<b>401.9</b>
PUBLIC SECTOR							
New houses	42.0	71.4	55.6	45.7	1.1	3.8	2.6
New other residential buildings	65.7	14.6	14.5	34.2	9.5	8.1	11.3
Total new residential building	107.8	86.0	70.1	79.9	10.6	11.9	13.9
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	7.3	2.8	0.9	0.7	0.1
Factories	31.4	2.2	1.3	44.8	0.3	—	36.0
Offices	67.7	48.8	28.1	29.4	2.5	0.6	1.2
Other business premises	57.4	13.8	11.2	131.6	1.2	120.3	4.1
Educational	83.2	97.0	74.5	96.2	5.2	8.3	8.7
Religious	—	—	—	—	—	—	—
Health	44.6	40.9	18.4	148.1	9.3	3.9	1.0
Entertainment and recreational	28.4	61.8	45.6	56.4	—	7.0	7.9
Miscellaneous	37.5	62.7	21.5	24.3	2.4	13.2	2.1
Total non-residential building	358.8	340.0	210.1	534.9	21.7	153.9	61.1
<b>Total</b>	<b>467.3</b>	<b>426.5</b>	<b>280.5</b>	<b>615.2</b>	<b>32.4</b>	<b>165.8</b>	<b>75.0</b>
TOTAL							
New houses	1,975.9	2,333.8	1,755.3	1,847.5	161.5	213.2	234.3
New other residential buildings	195.0	160.3	119.9	219.9	41.7	24.4	23.5
Total new residential building	2,170.9	2,494.1	1,875.2	2,067.4	203.2	237.6	257.8
Alterations and additions to residential buildings	514.1	533.0	396.1	435.3	36.5	44.1	53.7
Hotels, etc.	58.0	47.0	26.7	14.3	0.3	0.7	1.0
Shops	143.1	155.1	124.7	409.6	8.4	84.9	56.1
Factories	258.8	272.1	222.6	158.2	8.9	19.3	47.4
Offices	472.2	259.5	202.5	95.9	8.0	12.7	9.8
Other business premises	175.6	169.1	135.5	236.6	12.0	143.6	15.4
Educational	136.1	155.5	115.2	165.8	7.9	15.3	10.5
Religious	14.8	16.1	10.9	10.7	0.5	0.7	0.9
Health	84.1	121.2	78.0	260.6	11.8	62.9	2.9
Entertainment and recreational	63.9	98.3	73.4	115.3	1.9	8.2	11.7
Miscellaneous	67.2	112.4	53.3	96.9	5.5	15.2	9.6
Total non-residential building	1,473.7	1,406.3	1,042.8	1,563.9	65.3	363.4	165.3
<b>Total</b>	<b>4,158.8</b>	<b>4,433.4</b>	<b>3,314.1</b>	<b>4,066.5</b>	<b>304.9</b>	<b>645.1</b>	<b>476.8</b>



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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1994 January	3	0.3	—	—	—	—	—	—	—	—	3	0.3
February	2	0.2	2	0.5	—	—	—	—	—	—	4	0.7
March	4	0.3	3	0.7	—	—	—	—	—	—	7	1.0
<b>SHOPS</b>												
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
March	47	4.0	9	3.0	—	—	1	1.1	1	48.0	58	56.1
<b>FACTORIES</b>												
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
March	28	2.6	12	3.3	7	4.3	1	1.5	1	35.8	49	47.4
<b>OFFICES</b>												
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
March	24	2.7	13	4.2	4	2.9	—	—	—	—	41	9.8
<b>OTHER BUSINESS PREMISES</b>												
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
March	31	2.7	12	3.9	4	2.7	3	6.1	—	—	50	15.4
<b>EDUCATIONAL</b>												
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
March	6	0.6	2	0.5	3	2.2	3	7.1	—	—	14	10.5
<b>RELIGIOUS</b>												
1994 January	1	0.1	1	0.5	—	—	—	—	—	—	2	0.5
February	1	0.2	2	0.5	—	—	—	—	—	—	3	0.7
March	4	0.4	1	0.5	—	—	—	—	—	—	5	0.9
<b>HEALTH</b>												
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
March	5	0.5	3	0.8	2	1.5	—	—	—	—	10	2.9
<b>ENTERTAINMENT AND RECREATIONAL</b>												
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
March	7	0.4	4	0.9	1	0.5	2	4.2	1	5.7	15	11.7
<b>MISCELLANEOUS</b>												
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
March	17	1.4	2	0.5	3	1.8	3	5.9	—	—	25	9.6
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
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
March	173	15.6	61	18.3	24	16.0	13	25.9	3	89.5	274	165.3

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS APPROVED  
BY MATERIAL OF OUTER WALLS, MARCH 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>
<b>MELBOURNE STATISTICAL DIVISION</b>						
Houses —						
Brick, stone or concrete	22	4,495	—	—	22	4,495
Brick-veneer	915	82,545	—	—	915	82,545
Timber	44	3,429	—	—	44	3,429
Fibre cement	1	42	—	—	1	42
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	659	64,408	18	1,510	677	65,917
<i>Total houses</i>	<i>1,641</i>	<i>154,919</i>	<i>18</i>	<i>1,510</i>	<i>1,659</i>	<i>156,428</i>
<i>Other residential buildings</i>	<i>153</i>	<i>11,639</i>	<i>125</i>	<i>10,115</i>	<i>278</i>	<i>21,754</i>
<b>Total residential buildings</b>	<b>1,794</b>	<b>166,557</b>	<b>143</b>	<b>11,625</b>	<b>1,937</b>	<b>178,182</b>
<b>REST OF VICTORIA</b>						
Houses —						
Brick, stone or concrete	16	956	—	—	16	956
Brick-veneer	468	41,060	12	747	480	41,806
Timber	97	6,378	1	12	98	6,390
Fibre cement	37	2,269	—	—	37	2,269
Steel, aluminium or other materials	43	3,130	—	—	43	3,130
Not stated	256	22,969	5	334	261	23,303
<i>Total houses</i>	<i>917</i>	<i>76,762</i>	<i>18</i>	<i>1,092</i>	<i>935</i>	<i>77,854</i>
<i>Other residential buildings</i>	<i>14</i>	<i>567</i>	<i>19</i>	<i>1,160</i>	<i>33</i>	<i>1,727</i>
<b>Total residential buildings</b>	<b>931</b>	<b>77,329</b>	<b>37</b>	<b>2,252</b>	<b>968</b>	<b>79,581</b>
<b>TOTAL VICTORIA</b>						
Houses —						
Brick, stone or concrete	38	5,451	—	—	38	5,451
Brick-veneer	1,383	123,605	12	747	1,395	124,352
Timber	141	9,807	1	12	142	9,819
Fibre cement	38	2,311	—	—	38	2,311
Steel, aluminium or other materials	43	3,130	—	—	43	3,130
Not stated	915	87,377	23	1,843	938	89,220
<i>Total houses</i>	<i>2,558</i>	<i>231,680</i>	<i>36</i>	<i>2,602</i>	<i>2,594</i>	<i>234,282</i>
<i>Other residential buildings</i>	<i>167</i>	<i>12,206</i>	<i>144</i>	<i>11,275</i>	<i>311</i>	<i>23,481</i>
<b>Total residential buildings</b>	<b>2,725</b>	<b>243,886</b>	<b>180</b>	<b>13,877</b>	<b>2,905</b>	<b>257,763</b>

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, MARCH 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)	27	—	1,629	5	—	310	274	1,020	1,020	3,233
Berwick (C)	188	—	15,687	—	17	905	741	1,262	1,262	18,595
Box Hill (C)	18	—	1,986	2	—	180	1,141	239	239	3,546
Brighton (C)	9	—	1,510	—	—	—	1,028	—	—	2,538
Broadmeadows (C)	46	—	3,315	6	—	403	483	2,682	2,682	6,883
Brunswick (C)	3	—	370	5	—	300	296	—	—	966
Bulla (S)	98	—	9,209	—	—	—	345	50	2,940	12,494
Camberwell (C)	36	3	4,688	7	—	789	2,630	—	50	8,156
Caulfield (C)	28	—	5,264	9	—	630	1,101	—	—	6,995
Chelsea (C)	4	2	388	—	—	—	226	80	80	694
Coburg (C)	7	—	525	—	—	—	811	595	595	1,931
Collingwood (C)	1	—	90	4	—	250	322	100	100	762
Cranbourne (S)	130	—	9,086	—	—	—	703	2,344	2,344	12,133
Croydon (C)	21	—	1,717	—	—	—	677	587	587	2,980
Dandenong (C)	2	2	318	4	—	160	193	48,885	48,885	49,556
Diamond Valley (S)	23	—	2,508	—	—	—	475	325	325	3,308
Doncaster and Templestowe (C)	31	—	4,892	19	—	1,215	1,040	1,170	1,170	8,317
Eltham (S)	21	—	2,342	2	—	100	758	—	—	3,200
Essendon (C)	18	—	1,548	7	—	495	787	680	680	3,509
Fitzroy (C)	—	—	—	—	—	—	182	50	50	232
Flinders (S)	49	2	4,933	—	—	—	861	520	520	6,314
Footscray (C)	3	—	180	4	—	200	318	1,140	1,140	1,838
Frankston (C)	25	—	2,453	—	—	—	914	882	1,113	4,481
Hastings (S)	12	—	1,120	—	—	—	686	160	2,527	4,333
Hawthorn (C)	3	—	802	6	—	605	1,352	1,988	1,988	4,747
Healesville (S)	6	—	420	—	—	—	112	110	110	642
Heidelberg (C)	20	2	1,793	—	—	—	405	—	—	2,197
Keilor (C)	61	—	6,157	2	—	95	481	1,127	1,127	7,860
Kew (C)	15	—	1,533	—	—	—	681	—	—	2,214
Knox (C)	112	—	11,368	—	—	—	1,441	120	120	12,929
Lillydale (S)	61	—	5,820	—	—	—	686	160	160	6,667
Malvern (C)	4	—	650	25	—	2,355	2,667	105	105	5,777
Melbourne (C)	3	2	608	6	—	880	1,381	4,652	6,547	9,416
Melton (S)	31	—	3,167	—	—	—	173	239	5,939	9,279
Moorabbin (C)	33	—	2,271	—	—	—	1,594	554	554	4,419
Mordialloc (C)	20	—	2,044	—	—	—	630	—	—	2,674
Mornington (S)	37	—	3,114	—	—	—	214	410	410	3,738
Northcote (C)	5	—	469	6	—	310	830	587	587	2,196
Nunawading (C)	18	—	1,711	—	—	—	965	1,135	1,135	3,811
Oakleigh (C)	18	2	1,586	—	—	—	438	1,098	1,098	3,122
Pakenham (S)	38	—	2,636	—	—	—	526	1,100	3,502	6,664
Port Melbourne (C)	4	—	400	—	—	—	424	453	453	1,277
Prahran (C)	3	—	486	9	67	7,715	747	1,425	5,175	14,124
Preston (C)	15	—	1,175	7	—	350	375	—	—	1,900
Richmond (C)	1	—	60	12	—	930	544	520	520	2,054
Ringwood (C)	13	—	1,352	—	—	—	267	338	338	1,957
St Kilda (C)	2	—	240	—	—	—	786	95	95	1,121
Sandringham (C)	10	—	705	—	—	—	621	70	1,570	2,896
Sherbrooke (S)	12	—	1,154	—	—	—	1,009	—	—	2,163
South Melbourne (C)	2	—	350	—	18	892	456	796	886	2,584
Springvale (C)	56	—	4,972	—	—	—	538	1,440	2,104	7,614
Sunshine (C)	25	—	2,735	—	—	—	519	863	963	4,217
Upper Yarra (S) Pt A	9	—	1,082	—	—	—	215	—	—	1,297
Waverley (C)	31	—	3,498	4	—	312	1,350	3,665	3,665	8,824
Werribee (C)	84	3	7,877	—	—	—	624	1,975	1,975	10,476
Whitnesca (C)	74	—	6,551	2	—	100	494	1,360	2,249	9,394
Williamstown (C)	15	—	1,886	—	23	1,273	711	1,000	1,000	4,870
<b>Melbourne (SD)</b>	<b>1,641</b>	<b>18</b>	<b>156,428</b>	<b>153</b>	<b>125</b>	<b>21,754</b>	<b>41,247</b>	<b>90,157</b>	<b>112,686</b>	<b>332,115</b>

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, MARCH 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)				
<b>BARWON STATISTICAL DIVISION</b>										
Bannockburn (S) Pt A & B	4	—	267	—	—	—	—	—	—	267
Barrabool (S) Pt A & B	31	—	2,848	—	—	—	303	—	—	3,151
Bellarine (Rural City) Pt A & B	56	—	5,253	—	—	—	406	3,445	3,445	9,104
Colac (C)	2	—	143	—	—	—	37	50	50	230
Colac (S)	7	—	899	—	—	—	197	—	—	1,096
Corio (S) Pt A & B	33	—	2,663	4	—	145	240	525	525	3,572
Geelong (C)	5	1	406	—	—	—	406	320	320	1,133
Geelong West (C)	1	—	200	—	—	—	129	—	—	329
Leigh (S)	1	—	107	—	—	—	43	50	50	200
Newtown (C)	2	—	250	—	—	—	121	250	250	621
Otway (S)	6	—	374	—	—	—	110	75	75	559
Queenscliffe (B)	4	—	531	—	—	—	90	—	—	621
South Barwon (C) Pt A & B	42	—	4,100	6	—	265	446	50	50	4,860
Winchelsea (S)	3	—	186	—	—	—	208	—	—	394
<b>Barwon (SD)</b>	<b>197</b>	<b>1</b>	<b>18,226</b>	<b>10</b>	<b>—</b>	<b>410</b>	<b>2,735</b>	<b>4,765</b>	<b>4,765</b>	<b>26,136</b>
<b>WESTERN DISTRICT STATISTICAL DIVISION</b>										
Belfast (S)	—	—	—	—	—	—	—	—	—	—
Camperdown (T)	—	—	—	—	—	—	34	—	—	34
Dundas (S)	1	—	80	—	—	—	23	—	117	220
Glenelg (S)	—	—	—	—	—	—	—	—	—	—
Hamilton (C)	—	—	—	—	—	—	35	—	107	142
Hampden (S)	3	—	195	—	—	—	—	—	—	195
Heytesbury (S)	4	—	312	—	—	—	46	56	56	414
Heywood (S)	—	—	—	—	—	—	176	—	—	176
Minhamite (S)	—	—	—	—	—	—	—	—	—	—
Mortlake (S)	1	—	85	—	—	—	—	—	—	85
Mount Rouse (S)	—	—	—	—	—	—	—	—	—	—
Port Fairy (B)	3	—	249	—	—	—	20	—	—	269
Portland (C)	6	—	568	—	—	—	19	80	150	737
Wannon (S)	2	—	136	—	—	—	—	—	—	136
Warmambool (C)	18	—	1,278	—	—	—	180	78	78	1,535
Warmambool (S)	8	—	845	—	—	—	62	80	80	987
Lady Julia Percy & Towerhill	—	—	—	—	—	—	—	—	—	—
<b>Western District (SD)</b>	<b>46</b>	<b>—</b>	<b>3,748</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>595</b>	<b>294</b>	<b>588</b>	<b>4,930</b>
<b>CENTRAL HIGHLANDS STATISTICAL DIVISION</b>										
Ararat (C)	—	—	—	—	—	—	72	78	78	151
Ararat (S)	1	—	70	—	—	—	—	—	—	70
Avoca (S)	3	—	117	—	—	—	—	—	—	117
Bacchus Marsh (S)	11	—	1,114	—	—	—	256	410	410	1,780
Ballaarat (C)	10	—	877	—	—	—	472	748	748	2,097
Ballan (S)	7	—	607	—	—	—	—	—	—	607
Ballarat (S) Pt A & B	13	—	1,045	—	—	—	70	200	200	1,315
Bungaree (S) Pt A & B	10	—	1,120	—	—	—	76	—	—	1,196
Buninyong (S) Pt A & B	15	—	1,586	—	—	—	448	—	—	2,034
Creswick (S)	1	—	90	—	—	—	32	—	—	122
Daylesford and Glenlyon (S)	8	2	791	—	—	—	202	—	—	993
Grenville (S) Pt A & B	10	—	778	—	—	—	118	81	81	977
Lexton (S)	—	—	—	—	—	—	14	—	—	14
Ripon (S)	1	—	102	—	—	—	—	—	—	102
Sebastopol (B)	2	—	142	—	—	—	16	—	—	158
Talbot and Clunes (S)	1	—	45	—	2	112	42	—	—	199
<b>Central Highlands (SD)</b>	<b>93</b>	<b>2</b>	<b>8,485</b>	<b>—</b>	<b>2</b>	<b>112</b>	<b>1,817</b>	<b>1,517</b>	<b>1,517</b>	<b>11,931</b>

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, MARCH 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)				
<b>WIMMERA STATISTICAL DIVISION</b>										
Arapiles (S)	—	—	—	—	—	—	—	—	—	—
Dimboola (S)	2	—	241	—	—	—	75	—	—	316
Donald (S)	—	—	—	—	—	—	—	—	—	—
Dunmunkle (S)	1	—	40	—	—	—	—	52	52	92
Horsham (C)	11	—	794	—	—	—	—	50	50	844
Kaniva (S)	1	—	105	—	—	—	—	—	—	105
Kara Kara (S)	—	—	—	—	—	—	24	—	—	24
Kowree (S)	—	—	—	—	—	—	46	—	—	46
Lowan (S)	3	—	244	—	—	—	—	—	—	244
St Arnaud (T)	—	—	—	—	—	—	45	90	90	135
Stawell (C)	1	—	75	—	—	—	20	—	—	95
Stawell (S)	4	—	244	—	—	—	27	—	—	271
Warracknabeal (S)	—	—	—	—	—	—	—	—	65	65
Wimmera (S)	—	—	—	—	—	—	17	—	—	17
<b>Wimmera (SD)</b>	<b>23</b>	<b>—</b>	<b>1,743</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>253</b>	<b>192</b>	<b>257</b>	<b>2,253</b>
<b>MALLEE STATISTICAL DIVISION</b>										
Birchip (C)	—	—	—	—	—	—	—	—	—	—
Karkaroc (S)	—	—	—	—	—	—	—	—	—	—
Kerang (B)	3	—	250	—	—	—	24	—	—	273
Kerang (S)	2	—	140	—	—	—	92	—	—	232
Mildura (C)	15	—	1,031	—	—	—	—	50	50	1,081
Mildura (S) Pt A & B	5	—	546	—	—	—	18	—	—	564
Swan Hill (C)	6	—	444	—	—	—	42	130	130	616
Swan Hill (S)	6	—	789	—	—	—	32	—	—	821
Walpeup (S)	3	—	278	—	—	—	—	—	—	278
Wycheproof (S)	1	—	90	—	—	—	10	—	—	100
<b>Mallee (SD)</b>	<b>41</b>	<b>—</b>	<b>3,567</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>217</b>	<b>180</b>	<b>180</b>	<b>3,965</b>
<b>LODDON-CAMPASPE STATISTICAL DIVISION</b>										
Bendigo (C)	10	—	642	—	—	—	285	325	761	1,687
Bet Bet (S)	—	—	—	—	—	—	—	—	—	—
Castlemaine (C)	2	—	210	—	—	—	90	—	—	300
Chariton (S)	—	—	—	—	—	—	—	—	—	—
Cohuna (S)	—	—	—	—	—	—	69	145	145	214
Eaglehawk (B)	8	—	596	—	—	—	76	—	—	672
East Loddon (S)	—	—	—	—	—	—	10	—	—	10
Echuca (C)	11	—	1,127	—	—	—	63	—	—	1,189
Gisborne (S)	7	—	704	—	—	—	162	—	—	866
Gordon (S)	—	—	—	—	—	—	—	—	—	—
Huntly (S) Pt A & B	3	—	176	—	—	—	12	—	—	188
Korong (S)	—	—	—	—	—	—	—	—	—	—
Kyneton (S)	10	—	1,020	—	—	—	123	—	—	1,142
Mclvor (S)	2	—	168	—	—	—	—	—	50	218
Maldon (S)	4	—	217	—	—	—	46	—	—	263
Marong (Rural City) Pt A & B	32	—	2,148	—	—	—	108	—	—	2,256
Maryborough (C)	3	—	269	—	—	—	37	—	—	306
Metcalfe (S)	5	—	400	—	—	—	—	—	—	400
Newham and Woodend (S)	3	—	249	2	—	76	191	72	72	588
Newstead (S)	1	—	90	—	—	—	36	—	—	126
Pyalong (S)	2	—	125	—	—	—	115	—	—	239
Rochester (S)	5	—	355	—	—	—	48	1,500	1,500	1,903
Romsey (S)	5	—	385	—	—	—	191	55	55	632
Strathfieldsaye (S) Pt A & B	30	—	3,061	—	—	—	219	—	—	3,279
Tullaroop (S)	1	—	50	—	—	—	—	—	—	50
<b>Loddon-Campaspe (SD)</b>	<b>144</b>	<b>—</b>	<b>11,991</b>	<b>2</b>	<b>—</b>	<b>76</b>	<b>1,877</b>	<b>2,097</b>	<b>2,583</b>	<b>16,526</b>

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, MARCH 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)				
<b>GOULBURN STATISTICAL DIVISION</b>										
Alexandra (S)	4	—	124	—	—	—	47	—	—	171
Benalla (C)	3	—	315	—	—	—	90	70	186	591
Benalla (S)	3	—	217	—	5	281	136	90	35,890	36,524
Broadford (S)	7	—	485	—	—	—	20	—	—	505
Cobram (S)	9	—	621	—	4	294	11	500	500	1,425
Deakin (S)	1	—	95	—	—	—	131	—	—	226
Euroa (S)	6	—	361	—	—	—	73	—	—	434
Goulburn (S)	1	—	80	—	—	—	55	—	—	135
Kilmore (S)	7	—	636	—	—	—	120	—	—	755
Kyabram (T)	2	—	187	—	8	474	39	—	—	700
Mansfield (S)	15	—	1,233	—	—	—	20	—	—	1,253
Nathalia (S)	2	—	62	—	—	—	62	65	65	189
Numurkah (S)	8	—	481	—	—	—	42	—	219	742
Rodney (S) Pt A & B	22	—	1,799	—	—	—	102	—	—	1,901
Seymour (RC)	13	—	993	—	—	—	96	—	250	1,339
Shepparton (C)	19	4	1,765	—	—	—	159	270	270	2,194
Shepparton (S) Pt A & B	5	—	507	—	—	—	—	120	120	627
Tungamah (S)	1	—	58	—	—	—	18	—	—	76
Violet Town (S)	—	—	—	—	—	—	31	—	—	31
Waranga (S)	4	—	260	—	—	—	—	—	—	260
Yea (S)	6	—	385	—	—	—	68	100	100	553
<b>Goulburn (SD)</b>	<b>138</b>	<b>4</b>	<b>10,663</b>	<b>—</b>	<b>17</b>	<b>1,048</b>	<b>1,321</b>	<b>1,215</b>	<b>37,600</b>	<b>50,632</b>
<b>OVENS-MURRAY STATISTICAL DIVISION</b>										
Beechworth (S)	1	—	110	—	—	—	—	—	1,238	1,348
Bright (S)	5	—	318	—	—	—	217	—	—	535
Chiltern (S)	5	—	552	—	—	—	32	—	—	584
Myrdeford (S)	3	—	216	—	—	—	—	—	—	216
Oxley (S)	3	—	178	—	—	—	—	—	—	178
Rutherglen (S)	—	—	—	—	—	—	—	—	—	—
Tallangatta (S) Pt A & B	1	4	329	—	—	—	92	—	—	421
Upper Murray (S)	2	—	220	—	—	—	57	—	—	277
Wangaratta (C)	3	—	265	—	—	—	75	—	—	340
Wangaratta (S)	—	—	—	—	—	—	—	—	—	—
Wodonga (Rural City)	27	—	2,356	—	—	—	259	398	398	3,013
Yackandandah (S)	—	—	—	—	—	—	25	60	60	85
Yarrawonga (S)	14	—	1,282	—	—	—	53	—	—	1,335
<b>Ovens-Murray (SD)</b>	<b>64</b>	<b>4</b>	<b>5,826</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>809</b>	<b>458</b>	<b>1,696</b>	<b>8,331</b>
<b>EAST GIPPSLAND STATISTICAL DIVISION</b>										
Avon (S)	—	—	—	—	—	—	—	54	54	54
Bairnsdale (C)	5	—	383	—	—	—	119	300	300	803
Bairnsdale (S) Pt A & B	9	—	795	2	—	81	80	—	—	956
Maffra (S)	3	—	209	—	—	—	52	1,759	1,759	2,020
Omeo (S)	3	—	323	—	—	—	37	—	—	360
Orbost (S)	6	—	451	—	—	—	—	—	—	451
Sale (C)	9	6	977	—	—	—	77	155	155	1,209
Tambo (S) Pt A & B	9	—	852	—	—	—	40	—	—	892
<b>East Gippsland (SD)</b>	<b>44</b>	<b>6</b>	<b>3,990</b>	<b>2</b>	<b>—</b>	<b>81</b>	<b>405</b>	<b>2,268</b>	<b>2,268</b>	<b>6,745</b>

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, MARCH 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)				
<b>GIPPSLAND STATISTICAL DIVISION</b>										
Alberton (S)	6	—	461	—	—	—	108	—	—	569
Bass (S)	4	—	312	—	—	—	86	—	—	398
Buln Buln (S)	6	—	572	—	—	—	75	130	130	777
Korumburra (S)	1	—	150	—	—	—	30	60	60	240
Mirboo (S)	3	—	174	—	—	—	40	—	—	214
Moe (C)	5	—	461	—	—	—	63	—	—	524
Morwell (C) Pt A & B	8	—	528	—	—	—	349	140	220	1,098
Narracan (S) Pt A & B	4	—	304	—	—	—	174	70	70	548
Phillip Island (S)	11	—	580	—	—	—	307	—	—	886
Rosedale (S)	14	—	940	—	—	—	46	—	—	986
South Gippsland (S)	7	—	494	—	—	—	381	62	62	936
Traralgon (C)	13	—	1,154	—	—	—	97	50	50	1,301
Traralgon (S) Pt A & B	3	1	244	—	—	—	120	—	—	364
Upper Yarra (S) Pt B	—	—	—	—	—	—	—	—	—	—
Warragul (RC)	13	—	992	—	—	—	153	100	100	1,244
Wonthaggi (B)	7	—	492	—	—	—	47	330	330	869
Woorayl (S)	22	—	1,759	—	—	—	391	141	141	2,291
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
<b>Gippsland (SD)</b>	<b>127</b>	<b>1</b>	<b>9,615</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>2,467</b>	<b>1,083</b>	<b>1,163</b>	<b>13,245</b>
<b>VICTORIA</b>										
<b>Victoria</b>	<b>2,558</b>	<b>36</b>	<b>234,282</b>	<b>167</b>	<b>144</b>	<b>23,481</b>	<b>53,743</b>	<b>104,225</b>	<b>165,302</b>	<b>476,808</b>

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

VALUE OF ALL BUILDING APPROVED, VICTORIA

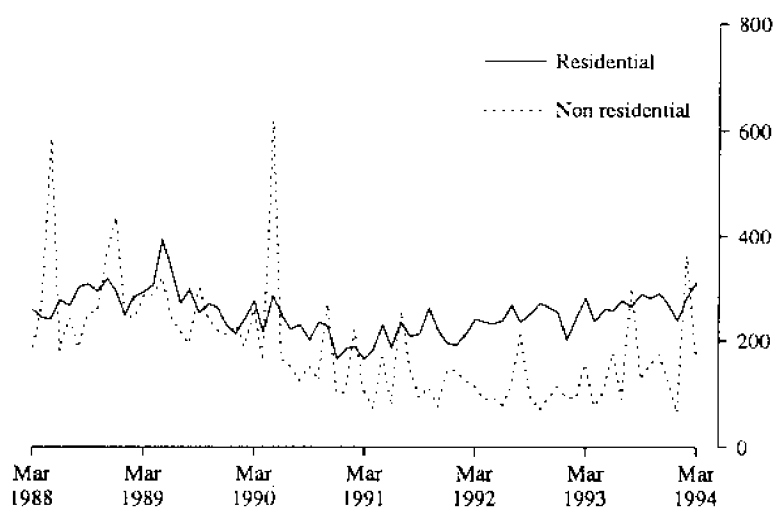


TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS, MARCH 1994

Statistical local area	New residential buildings						Non-residential building			
	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>GEELONG STATISTICAL SUBDIVISION</b>										
Bannockburn (S) Pt A	—	—	—	—	—	—	—	—	—	—
Barrabool (S) Pt A	5	—	560	—	—	—	15	—	—	575
Bellarine (Rural City) Pt A	24	—	2,120	—	—	—	81	3,315	3,315	5,516
Corio (S) Pt A	32	—	2,567	4	—	145	240	525	525	3,477
Geelong (C)	5	1	406	—	—	—	406	320	320	1,133
Geelong West (C)	1	—	200	—	—	—	129	—	—	329
Newtown (C)	2	—	250	—	—	—	121	250	250	621
South Barwon (C) Pt A	34	—	3,467	4	—	180	383	50	50	4,079
<b>Geelong (SSD)</b>	<b>103</b>	<b>1</b>	<b>9,570</b>	<b>8</b>	<b>—</b>	<b>325</b>	<b>1,374</b>	<b>4,460</b>	<b>4,460</b>	<b>15,730</b>
<b>BALLARAT STATISTICAL SUBDIVISION</b>										
Ballaarat (C)	10	—	877	—	—	—	472	748	748	2,097
Ballarat (S) Pt A	13	—	1,045	—	—	—	70	200	200	1,315
Bungaree (S) Pt A	9	—	1,038	—	—	—	76	—	—	1,114
Buninyong (S) Pt A	12	—	1,288	—	—	—	269	—	—	1,557
Grenville (S) Pt A	10	—	778	—	—	—	118	81	81	977
Sebastopol (B)	2	—	142	—	—	—	16	—	—	158
<b>Ballarat (SSD)</b>	<b>56</b>	<b>—</b>	<b>5,170</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,020</b>	<b>1,029</b>	<b>1,029</b>	<b>7,218</b>
<b>BENDIGO STATISTICAL SUBDIVISION</b>										
Bendigo (C)	10	—	642	—	—	—	285	325	761	1,687
Eaglehawk (B)	8	—	596	—	—	—	76	—	—	672
Huntly (S) Pt A	3	—	176	—	—	—	12	—	—	188
Marong (Rural City) Pt A	28	—	1,851	—	—	—	108	—	—	1,959
Strathfieldsaye (S) Pt A	21	—	2,046	—	—	—	142	—	—	2,188
<b>Bendigo (SSD)</b>	<b>70</b>	<b>—</b>	<b>5,310</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>622</b>	<b>325</b>	<b>761</b>	<b>6,693</b>
<b>SHEPPARTON-MOOROOPNA STATISTICAL SUBDIVISION</b>										
Rodney (S) Pt A	16	—	1,343	—	—	—	63	—	—	1,406
Shepparton (C)	19	4	1,765	—	—	—	159	270	270	2,194
Shepparton (S) Pt A	4	—	429	—	—	—	—	120	120	549
<b>Shepparton-Mooroopna (SSD)</b>	<b>39</b>	<b>4</b>	<b>3,536</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>222</b>	<b>390</b>	<b>390</b>	<b>4,149</b>
<b>WODONGA STATISTICAL SUBDIVISION</b>										
Beechworth (S)	1	—	110	—	—	—	—	—	1,238	1,348
Chiltern (S)	5	—	552	—	—	—	32	—	—	584
Tallangatta (S) Pt A	1	—	83	—	—	—	92	—	—	174
Wodonga (Rural City)	27	—	2,356	—	—	—	259	398	398	3,013
Yackandandah (S)	—	—	—	—	—	—	25	60	60	85
<b>Wodonga (SSD)</b>	<b>34</b>	<b>—</b>	<b>3,100</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>407</b>	<b>458</b>	<b>1,696</b>	<b>5,203</b>
<b>LATROBE VALLEY STATISTICAL SUBDIVISION</b>										
Moe (C)	5	—	461	—	—	—	63	—	—	524
Morwell (C) Pt A	5	—	351	—	—	—	151	140	220	722
Narracan (S) Pt A	2	—	204	—	—	—	94	70	70	368
Traralgon (C)	13	—	1,154	—	—	—	97	50	50	1,301
Traralgon (S) Pt A	3	1	244	—	—	—	65	—	—	309
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
<b>Latrobe Valley (SSD)</b>	<b>28</b>	<b>1</b>	<b>2,414</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>470</b>	<b>260</b>	<b>340</b>	<b>3,224</b>
<b>MILDURA STATISTICAL SUBDIVISION</b>										
Mildura (C)	15	—	1,031	—	—	—	—	50	50	1,081
Mildura (S) Pt A	5	—	546	—	—	—	18	—	—	564
<b>Mildura (SSD)</b>	<b>20</b>	<b>—</b>	<b>1,576</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>18</b>	<b>50</b>	<b>50</b>	<b>1,644</b>



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
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
March	2,970	14,094	15,312	56,973	15,138	13,658	865	12,276	10,136	2,341	143,765
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
March	530	54,435	9,300	8,567	12,957	9,980	625	2,737	11,011	2,543	112,686
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
1993 January	—	200	1,185	—	—	—	—	—	2,709	52	4,146
February	2,150	318	90	—	125	—	—	—	180	200	3,063
March	—	980	908	152	324	120	—	100	245	160	2,989
1994 January	—	248	58	340	1,515	163	—	2,800	—	600	5,724
February	—	560	328	—	1,120	1,884	—	565	—	121	4,578
March	50	505	—	—	765	115	130	—	—	3,200	4,765
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
1993 January	—	70	205	—	68	—	—	—	—	230	573
February	—	60	225	—	60	—	—	—	150	55	550
March	—	—	575	300	—	51	—	—	750	—	1,676
1994 January	—	325	180	100	260	89	—	1,100	—	338	2,392
February	—	77	175	—	160	1,299	—	—	120	—	1,831
March	77	—	—	70	160	107	—	—	117	56	587
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
1993 January	—	185	80	960	60	216	—	186	—	—	1,687
February	—	56	315	—	267	366	—	—	58	—	1,062
March	—	120	235	250	863	—	—	230	—	—	1,698
1994 January	—	—	500	205	—	—	—	438	—	1,125	2,268
February	310	295	—	50	150	1,115	—	67	5,200	658	7,845
March	—	255	78	335	81	98	—	130	200	340	1,517

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	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	Total
WIMMERA STATISTICAL DIVISION											
1990-91	250	1,040	884	—	321	774	400	820	235	3,335	8,060
1991-92	1,058	685	370	659	1,207	1,746	65	883	607	1,170	8,451
1992-93	1,077	332	115	2,085	390	60	—	64	100	673	4,896
1993 January	—	93	—	—	—	—	—	—	—	—	93
February	—	—	—	—	—	—	—	—	—	52	52
March	877	50	—	300	—	—	—	64	—	80	1,371
1994 January	—	335	118	—	198	—	—	148	50	—	849
February	—	60	6,100	—	—	—	—	—	—	—	6,160
March	—	—	90	—	115	52	—	—	—	—	257
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
1993 January	—	60	70	150	325	—	—	—	55	—	660
February	234	635	165	—	106	—	—	—	—	—	1,140
March	—	64	—	—	80	—	—	—	—	—	144
1994 January	—	—	—	—	140	—	—	—	—	—	140
February	—	—	—	—	—	—	—	—	—	—	—
March	—	—	—	—	—	—	130	—	50	—	180
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
1993 January	—	80	—	—	1,918	215	—	260	50	199	2,722
February	—	640	245	—	1,009	620	—	2,280	644	—	5,438
March	100	857	448	120	—	—	—	360	258	130	2,273
1994 January	—	1,660	440	—	—	130	—	350	50	—	2,631
February	60	65	224	—	495	—	—	420	50	237	1,551
March	—	215	1,642	86	99	—	—	—	—	541	2,583
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
1993 January	—	—	—	—	390	—	—	—	134	190	714
February	400	—	—	50	70	—	—	1,000	612	3,070	5,202
March	—	510	—	—	267	—	—	231	60	—	1,068
1994 January	70	125	220	120	60	902	—	—	—	409	1,906
February	—	420	273	—	1,090	1,200	—	—	1,738	2,773	7,493
March	100	185	35,920	196	730	—	—	—	250	219	37,600

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
1993 January	566	—	—	—	—	200	130	70	—	196	1,162
February	—	—	165	160	—	—	—	—	650	430	1,405
March	115	728	—	77	143	400	130	—	657	75	2,325
1994 January	—	110	349	251	55	—	—	—	—	—	764
February	—	90	70	—	215	—	—	194	—	—	569
March	—	60	—	300	—	98	—	—	—	1,238	1,696
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
1993 January	—	200	80	—	—	—	90	—	260	60	690
February	—	—	76	—	—	—	—	—	145	100	321
March	—	90	50	—	—	—	350	—	—	—	490
1994 January	—	—	—	—	—	—	—	—	—	—	—
February	100	250	—	—	—	—	—	—	—	—	350
March	—	370	114	230	54	—	—	—	—	1,500	2,268
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
1993 January	—	390	210	111	115	1,400	89	150	396	—	2,861
February	364	180	195	—	—	—	—	—	390	75	1,204
March	—	221	600	—	—	90	—	—	—	—	911
1994 January	—	—	—	52	—	—	—	93	55	—	201
February	—	69	178	—	340	—	—	—	175	—	762
March	230	100	293	—	420	—	—	—	120	—	1,163
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
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
March	4,062	17,714	18,129	58,172	16,815	14,319	1,345	13,261	12,107	2,786	158,711
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
March	987	56,125	47,438	9,784	15,381	10,450	885	2,867	11,748	9,636	165,302

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

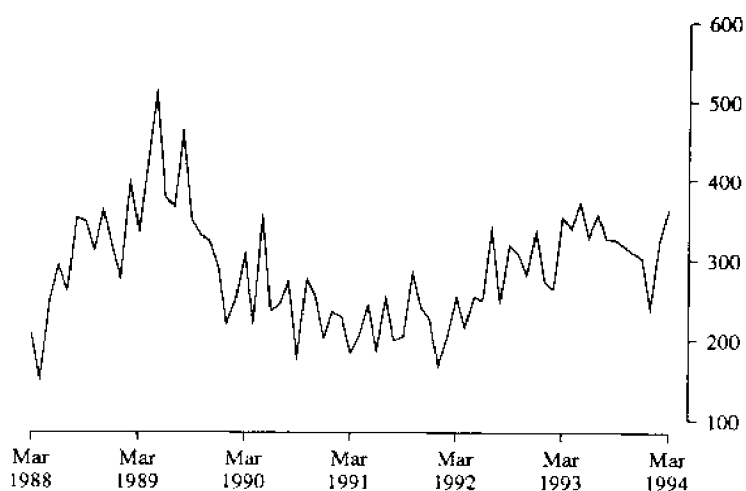
Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
		NUMBER OF DWELLING UNITS								
Melbourne	1,659	136	65	201	—	14	63	77	278	1,937
Barwon	198	10	—	10	—	—	—	—	10	208
Western District	46	—	—	—	—	—	—	—	—	46
Central Highlands	95	2	—	2	—	—	—	—	2	97
Wimmera	23	—	—	—	—	—	—	—	—	23
Mallee	41	—	—	—	—	—	—	—	—	41
Loddon-Campaspe	144	2	—	2	—	—	—	—	2	146
Goulburn	142	17	—	17	—	—	—	—	17	159
Ovens-Murray	68	—	—	—	—	—	—	—	—	68
East Gippsland	50	2	—	2	—	—	—	—	2	52
Gippsland	128	—	—	—	—	—	—	—	—	128
<b>Victoria</b>	<b>2,594</b>	<b>169</b>	<b>65</b>	<b>234</b>	<b>—</b>	<b>14</b>	<b>63</b>	<b>77</b>	<b>311</b>	<b>2,905</b>
VALUE (\$'000)										
Melbourne	156,428	8,897	5,232	14,130	—	1,000	6,624	7,624	21,754	178,182
Barwon	18,226	410	—	410	—	—	—	—	410	18,636
Western District	3,748	—	—	—	—	—	—	—	—	3,748
Central Highlands	8,485	112	—	112	—	—	—	—	112	8,597
Wimmera	1,743	—	—	—	—	—	—	—	—	1,743
Mallee	3,567	—	—	—	—	—	—	—	—	3,567
Loddon-Campaspe	11,991	76	—	76	—	—	—	—	76	12,067
Goulburn	10,663	1,048	—	1,048	—	—	—	—	1,048	11,711
Ovens-Murray	5,826	—	—	—	—	—	—	—	—	5,826
East Gippsland	3,990	81	—	81	—	—	—	—	81	4,071
Gippsland	9,615	—	—	—	—	—	—	—	—	9,615
<b>Victoria</b>	<b>234,282</b>	<b>10,624</b>	<b>5,232</b>	<b>15,857</b>	<b>—</b>	<b>1,000</b>	<b>6,624</b>	<b>7,624</b>	<b>23,481</b>	<b>257,763</b>

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 - Mar. 1993-94	Mar. 1994
Melbourne (SD)	2,206	2,918	2,218	278
Geelong (SSD)	100	159	147	19
Barwon (SD)	142	202	211	25
Western District (SD)	62	51	30	1
Ballarat (SSD)	33	81	25	2
Central Highlands (SD)	47	96	30	2
Wimmera (SD)	14	27	15	2
Mildura (SSD)	n.a.	n.a.	39	6
Mallee (SD)	18	31	60	12
Bendigo (SSD)	40	114	79	10
Loddon-Campaspe (SD)	59	145	102	12
Shepparton-Mooroopna (SSD)	32	42	20	—
Goulburn (SD)	73	89	63	7
Wodonga (SSD)	52	76	43	3
Ovens-Murray (SD)	82	103	50	6
East Gippsland (SD)	24	34	15	4
Latrobe Valley (SSD)	11	34	29	8
Gippsland (SD)	30	59	66	14
East Central (SD)	4	—	n.a.	n.a.
<b>Victoria</b>	<b>2,761</b>	<b>3,755</b>	<b>2,860</b>	<b>363</b>

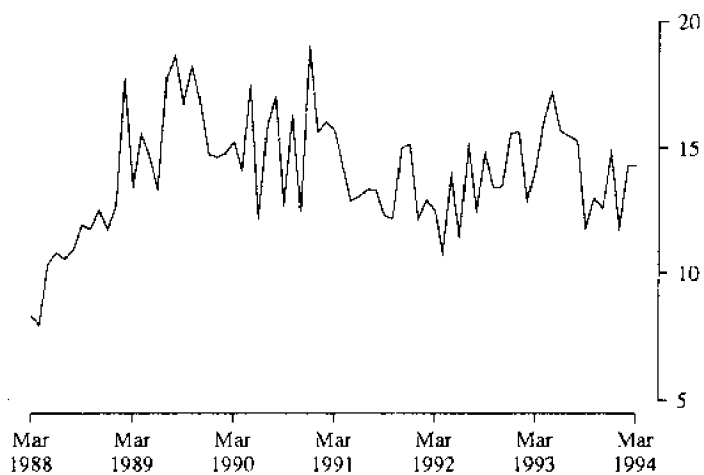
(a) Refer to paragraph 8 of the explanatory notes.

**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 - Mar. 1993-94</i>	<i>Mar. 1994</i>
Altona (C)	52	84	61	12
Berwick (C)	82	99	45	4
Box Hill (C)	53	64	71	5
Brighton (C)	19	39	46	4
Broadmeadows (C)	88	82	65	8
Brunswick (C)	16	16	22	4
Bulla (S)	7	34	13	6
Camberwell (C)	53	128	104	12
Caulfield (C)	83	85	63	18
Chelsea (C)	31	26	38	4
Coburg (C)	7	14	14	1
Collingwood (C)	2	8	4	—
Cranbourne (S)	43	25	29	1
Croydon (C)	43	50	36	4
Dandenong (C)	25	44	27	3
Diamond Valley (S)	29	40	29	4
Doncaster and Templestowe (C)	85	109	90	5
Eltham (S)	38	70	41	6
Essendon (C)	41	66	45	16
Fitzroy (C)	—	5	4	—
Flinders (S)	6	2	6	—
Footscray (C)	24	12	13	2
Frankston (C)	35	66	45	3
Hastings (S)	8	19	6	—
Hawthorn (C)	10	11	17	6
Healesville (S)	1	2	3	1
Heidelberg (C)	47	67	49	4
Keilor (C)	99	104	105	13
Kew (C)	14	28	31	3
Knox (C)	32	50	38	4
Lillydale (S)	18	22	26	1
Malvern (C)	24	25	23	2
Melbourne (C)	—	10	7	2
Melton (S)	22	16	13	2
Moorabbin (C)	144	162	124	18
Mordialloc (C)	47	59	54	9
Mornington (S)	12	31	23	4
Northcote (C)	28	26	29	2
Nunawading (C)	136	146	87	13
Oakleigh (C)	47	55	63	5
Pakenham (S)	14	16	12	—
Port Melbourne (C)	—	6	9	4
Prahran (C)	10	28	15	—
Preston (C)	47	74	50	10
Richmond (C)	6	6	18	3
Ringwood (C)	53	81	45	4
St Kilda (C)	7	10	11	—
Sandringham (C)	42	54	57	8
Sherbrooke (S)	—	—	3	—
South Melbourne (C)	2	15	6	2
Springvale (C)	72	86	41	4
Sunshine (C)	85	105	22	—
Upper Yarra (S) Pt A	n.a.	n.a.	1	—
Waverley (C)	83	137	106	16
Werrbee (C)	79	113	55	2
Whittlesea (C)	147	172	143	14
Williamstown (C)	4	12	15	—
<b>Melbourne Statistical Division</b>	<b>2,206</b>	<b>2,918</b>	<b>2,218</b>	<b>278</b>
<b>Rest of Victoria</b>	<b>555</b>	<b>837</b>	<b>642</b>	<b>85</b>
<b>Total Victoria</b>	<b>2,761</b>	<b>3,755</b>	<b>2,860</b>	<b>363</b>

(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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**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*



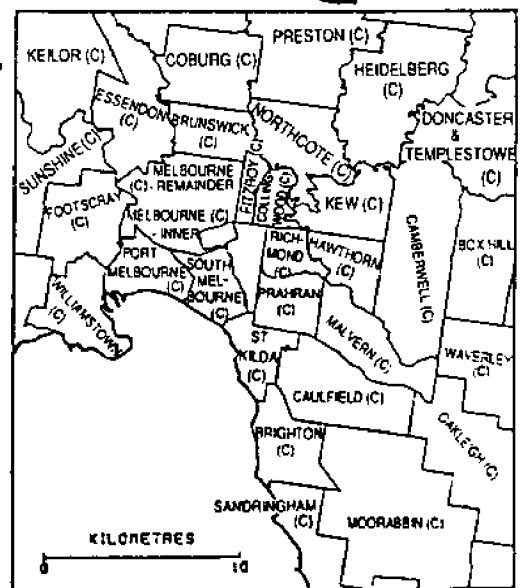
# MELBOURNE STATISTICAL DIVISION

## Statistical Local Areas

As at September 1992

City (C) Shire (S)

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