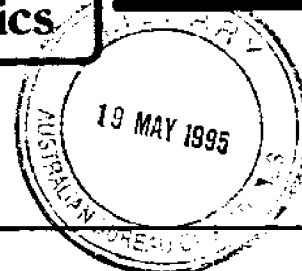


BUILDING APPROVALS, VICTORIA,
MARCH 1995



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

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

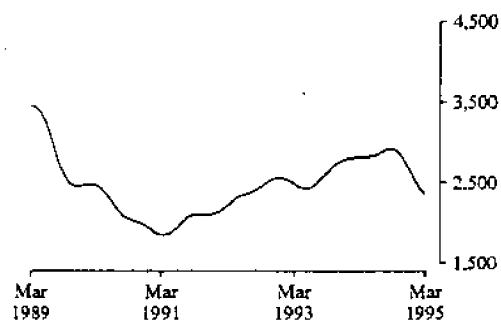
(2) From July 1994, presentation in Tables 8, 9, 12 and 13 in this publication, of Statistical Local Area and Statistical Sub-division information reflect boundary changes implemented by the State Government as part of its ongoing review of local government boundaries - refer to paragraphs 29 and 30 of the explanatory notes, and the lists of boundary changes enclosed with the July 1994, October 1994, and February 1995 issues of this publication. Copies of these lists are also available from ABS Victoria on request.

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

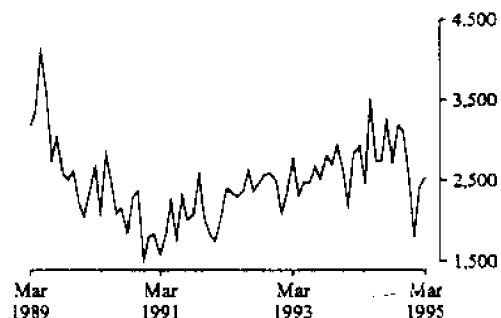
MAIN FEATURES

- Trend estimates of the number of dwelling units approved in March 1995 (2,354) show a 3 per cent decrease from the figure recorded for February 1995 (2,432) and a 16 per cent decrease when compared with the figure for March 1994 (2,815).
- In original terms the number of dwelling units approved in March 1995 (2,538) was 5 per cent higher than in February 1995 (2,413) and 13 per cent lower than in March 1994 (2,918).
- The value of non-residential buildings approved, at current prices, for the nine months ending 31 March 1995 was \$1,444m, a decrease of 8 per cent when compared with the corresponding figure for the nine months ending 31 March 1994 (\$1,564m).

NUMBER OF DWELLING UNITS APPROVED
TREND ESTIMATES



NUMBER OF DWELLING UNITS APPROVED
ORIGINAL



INQUIRIES

For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon 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 1994 to March 1995.

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

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

For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 5 per cent in April 1995, the trend estimate for that month would be 1,861, a movement of -2.3 per cent. The monthly movements in the trend estimates for January, February and March 1995, which are currently estimated to be -4.7, -4.4 and -3.6 per cent respectively, would be revised to -4.5, -3.9 and -3.1 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in April 1995 would produce a trend estimate for that month of 1,785, a movement of -3.7 per cent, with the movements in the trend estimates for January, February and March 1995, being revised to -5.0, -4.8 and -4.3 per cent respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1995 seasonally adjusted estimate			
			is up 5% on March 1995		is down 5% on March 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1994-95</i>						
October	2,342	-2.6	2,342	-2.6	2,346	-2.4
November	2,247	-4.0	2,247	-4.1	2,253	-4.0
December	2,141	-4.7	2,140	-4.8	2,143	-4.9
January	2,039	-4.7	2,043	-4.5	2,035	-5.0
February	1,949	-4.4	1,964	-3.9	1,938	-4.8
March	1,878	-3.6	1,904	-3.1	1,854	-4.3
April	n.y.a.	n.y.a.	1,861	-2.3	1,785	-3.7

TOTAL NUMBER OF HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1995 seasonally adjusted estimate			
			is up 5% on March 1995		is down 5% on March 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1994-95</i>						
October	2,403	-3.2	2,402	-3.2	2,406	-3.0
November	2,289	-4.8	2,286	-4.8	2,293	-4.7
December	2,163	-5.5	2,161	-5.5	2,164	-5.6
January	2,043	-5.5	2,050	-5.1	2,041	-5.7
February	1,937	-5.2	1,963	-4.2	1,933	-5.3
March	1,859	-4.1	1,901	-3.1	1,845	-4.6
April	n.y.a.	n.y.a.	1,858	-2.3	1,773	-3.9

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

	Trend estimate		Revised trend estimate if April 1995 seasonally adjusted estimate			
			is up 7% on March 1995		is down 7% on March 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1994-95</i>						
October	2,876	-1.4	2,874	-1.5	2,880	-1.3
November	2,792	-2.9	2,788	-3.0	2,799	-2.8
December	2,673	-4.3	2,671	-4.2	2,677	-4.4
January	2,546	-4.7	2,554	-4.4	2,539	-5.1
February	2,432	-4.5	2,465	-3.5	2,418	-4.8
March	2,354	-3.2	2,411	-2.2	2,321	-4.0
April	n.y.a.	n.y.a.	2,359	-2.2	2,223	-4.2

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

	Trend estimate		Revised trend estimate if April 1995 seasonally adjusted estimate			
			is up 6% on March 1995		is down 6% on March 1995	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
<i>1994-95</i>						
October	262.6	1.3	263.1	1.5	263.5	1.6
November	260.5	-0.8	261.3	-0.7	262.0	-0.6
December	251.9	-3.3	252.2	-3.5	252.6	-3.6
January	238.6	-5.3	237.9	-5.7	236.9	-6.2
February	223.3	-6.4	221.9	-6.7	218.7	-7.7
March	208.7	-6.5	206.9	-6.7	200.9	-8.1
April	n.y.a.	n.y.a.	193.8	-6.3	184.8	-8.0

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

	Trend estimate		Revised trend estimate if April 1995 seasonally adjusted estimate			
			is up 8% on March 1995		is down 8% on March 1995	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
<i>1994-95</i>						
October	59.4	-3.3	59.0	-4.0	59.2	-3.6
November	56.1	-5.5	55.4	-6.2	55.8	-5.8
December	53.6	-4.4	53.2	-3.8	53.4	-4.2
January	53.2	-0.7	54.4	2.1	53.8	0.6
February	54.7	2.8	58.8	8.2	56.9	5.8
March	58.6	7.1	65.3	11.1	61.7	8.5
April	n.y.a.	n.y.a.	70.7	8.2	65.3	5.8

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION										
1991-92	14,424	491	14,915	1,477	710	2,187	17	15,918	1,201	17,119
1992-93	17,104	723	17,827	1,845	163	2,008	6	18,955	886	19,841
1993-94	17,878	585	18,463	2,920	414	3,334	1,152	21,844	1,105	22,949
1993-94 July-March	13,203	463	13,666	2,148	335	2,483	605	15,956	798	16,754
1994-95 July-March	14,016	236	14,252	2,064	412	2,476	1,179	17,253	654	17,907
<i>1994—</i>										
January	1,225	13	1,238	256	94	350	1	1,482	107	1,589
February	1,581	36	1,617	169	51	220	105	1,855	87	1,942
March	1,641	18	1,659	153	125	278	12	1,806	143	1,949
April	1,339	52	1,391	311	11	322	22	1,670	65	1,735
May	1,756	22	1,778	312	25	337	497	2,461	151	2,612
June	1,580	48	1,628	149	43	192	28	1,757	91	1,848
July	1,706	20	1,726	199	—	199	9	1,914	20	1,934
August	1,843	11	1,854	228	10	238	205	2,276	21	2,297
September	1,760	25	1,785	106	29	135	9	1,875	54	1,929
October	1,726	39	1,765	315	20	335	411	2,452	59	2,511
November	1,834	48	1,882	239	86	325	68	2,141	134	2,275
December	1,336	18	1,354	524	44	568	12	1,872	62	1,934
<i>1995—</i>										
January	1,138	8	1,146	93	80	173	4	1,235	88	1,323
February	1,352	35	1,387	208	98	306	152	1,712	133	1,845
March	1,321	32	1,353	152	45	197	309	1,776	83	1,859
VICTORIA										
1991-92	22,358	707	23,065	1,932	1,016	2,948	33	24,333	1,723	26,046
1992-93	25,969	1,189	27,158	2,186	227	2,413	12	28,167	1,416	29,583
1993-94	27,127	830	28,057	3,109	584	3,693	1,167	31,396	1,521	32,917
1993-94 July-March	20,154	669	20,823	2,299	472	2,771	616	23,068	1,142	24,210
1994-95 July-March	19,891	427	20,318	2,169	592	2,761	1,195	23,248	1,026	24,274
<i>1994—</i>										
January	1,785	17	1,802	266	115	381	2	2,052	133	2,185
February	2,340	48	2,388	186	142	328	108	2,634	190	2,824
March	2,558	36	2,594	167	144	311	13	2,738	180	2,918
April	2,021	70	2,091	317	14	331	24	2,360	86	2,446
May	2,610	39	2,649	331	49	380	498	3,335	192	3,527
June	2,442	52	2,494	162	49	211	29	2,633	101	2,734
July	2,465	48	2,513	219	—	219	11	2,695	48	2,743
August	2,716	37	2,753	243	45	288	205	3,164	82	3,246
September	2,477	49	2,526	120	73	193	13	2,610	122	2,732
October	2,393	46	2,439	315	22	337	413	3,121	68	3,189
November	2,591	81	2,672	273	86	359	70	2,934	167	3,101
December	1,861	63	1,924	528	59	587	14	2,403	122	2,525
<i>1995—</i>										
January	1,573	23	1,596	97	90	187	4	1,674	113	1,787
February	1,861	37	1,898	216	146	362	153	2,230	183	2,413
March	1,954	43	1,997	158	71	229	312	2,417	121	2,538

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
MELBOURNE STATISTICAL DIVISION														
1991-92	1,280.1	28.8	1,309.0	101.6	47.4	149.0	1,381.7	76.3	1,458.0	413.3	978.6	1,242.4	2,773.2	3,113.7
1992-93	1,538.4	42.4	1,580.8	125.3	10.5	135.9	1,663.7	52.9	1,716.7	429.7	858.2	1,138.2	2,951.4	3,284.6
1993-94	1,683.9	40.5	1,724.4	241.8	31.1	272.9	1,925.7	71.6	1,997.3	509.2	1,619.8	2,138.6	4,046.0	4,645.1
1993-94 July-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
1994-95 July-March	1,350.6	18.3	1,369.0	253.2	31.4	284.6	1,603.8	49.8	1,653.6	449.1	810.2	1,219.7	2,861.2	3,322.4
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	33.3	387.2	535.8
March	154.9	1.5	156.4	11.6	10.1	21.8	166.6	11.6	178.2	41.2	90.2	112.7	298.0	332.1
April	126.1	4.0	130.2	30.9	0.9	31.8	157.0	5.0	162.0	33.3	102.0	130.0	291.9	325.3
May	175.8	1.6	177.4	23.1	1.5	24.6	198.8	3.2	202.0	85.9	92.7	111.9	369.4	399.8
June	152.1	4.5	156.6	10.9	2.4	13.3	163.0	6.8	169.9	39.4	556.7	575.5	759.2	784.8
July	161.2	1.3	162.6	19.3	—	19.3	180.6	1.3	181.9	36.4	45.7	59.8	262.6	278.1
August	181.6	0.7	182.3	15.4	0.4	15.8	196.9	1.2	198.1	66.3	67.0	91.7	330.2	356.0
September	172.4	1.5	173.9	13.5	1.8	15.4	185.9	3.4	189.3	41.4	89.9	101.0	317.2	331.7
October	166.4	2.3	168.7	32.8	1.4	34.2	199.2	3.7	202.9	86.0	117.5	296.8	402.7	585.6
November	177.2	3.3	180.5	21.7	6.3	28.0	198.8	9.6	208.5	48.9	107.6	149.1	355.0	406.4
December	129.6	1.6	131.2	110.2	4.4	114.6	239.9	5.9	245.8	27.6	54.7	72.3	322.1	345.6
1995—														
January	108.7	0.6	109.3	8.9	7.2	16.1	117.6	7.8	125.4	26.7	93.1	124.9	237.0	277.0
February	129.8	3.7	133.5	19.7	5.4	25.1	149.5	9.1	158.6	45.9	149.8	218.2	345.1	422.7
March	123.8	3.3	127.1	11.6	4.4	16.1	135.4	7.7	143.1	70.1	85.0	106.0	289.2	319.2
VICTORIA														
1991-92	1,933.9	42.0	1,975.9	129.3	65.7	195.0	2,063.2	107.8	2,170.9	514.1	1,114.9	1,473.7	3,691.5	4,158.8
1992-93	2,262.5	71.4	2,333.8	145.7	14.6	160.3	2,408.2	86.0	2,494.1	533.0	1,066.2	1,406.3	4,006.9	4,433.4
1993-94	2,465.2	58.8	2,524.0	252.8	40.9	293.7	2,718.0	99.7	2,817.7	623.5	1,853.6	2,502.7	5,186.0	5,943.9
1993-94 July-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
1994-95 July-March	1,859.4	30.0	1,889.3	259.4	41.7	301.0	2,118.7	71.6	2,190.4	531.1	940.2	1,444.2	3,587.4	4,165.6
1994—														
January	160.3	1.1	161.5	32.2	9.5	41.7	192.5	10.6	203.2	36.5	43.6	65.3	272.5	304.9
February	209.4	3.8	213.2	16.3	8.1	24.4	225.7	11.9	237.6	44.1	209.5	363.4	479.3	645.1
March	231.7	2.6	234.3	12.2	11.3	23.5	243.9	13.9	257.8	53.7	104.2	165.3	401.9	476.8
April	185.6	5.4	191.0	31.2	1.1	32.3	216.8	6.5	223.3	42.1	121.5	178.9	379.9	444.4
May	250.3	2.9	253.2	24.3	2.8	27.1	274.6	5.7	280.3	96.7	118.8	151.1	482.1	528.1
June	227.6	4.8	232.3	11.6	2.8	14.4	239.1	7.6	246.7	49.5	584.2	608.7	872.6	904.9
July	227.2	2.9	230.1	20.3	—	20.3	247.5	2.9	250.5	44.7	64.8	80.6	356.9	375.7
August	252.5	2.2	254.7	16.5	2.4	18.9	269.0	4.7	273.7	77.1	79.6	111.5	425.7	462.2
September	232.9	3.0	235.9	14.2	4.1	18.3	247.1	7.1	254.2	51.2	105.4	119.5	403.7	424.9
October	223.6	2.7	226.3	32.8	1.6	34.4	256.4	4.2	260.6	94.9	134.0	347.3	485.3	702.8
November	243.3	5.3	248.6	23.8	6.3	30.1	267.1	11.6	278.7	60.0	121.2	173.8	447.6	512.4
December	178.2	4.3	182.5	110.5	5.3	115.8	288.7	9.6	298.3	34.6	64.1	89.2	387.3	422.0
1995—														
January	147.1	1.6	148.7	9.0	7.7	16.7	156.2	9.3	165.4	33.4	105.7	152.7	294.7	351.5
February	175.5	3.9	179.3	20.3	8.3	28.6	195.8	12.2	208.0	54.5	160.0	237.6	410.3	500.1
March	179.0	4.1	183.1	11.9	6.0	17.9	191.0	10.0	201.0	80.8	105.4	132.1	375.9	413.9

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

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
<i>1994—</i>						
January r	2,375	2,287	2,675	2,743	250.7	48.8
February r	2,491	2,439	2,793	2,957	248.5	47.2
March r	2,361	2,378	2,507	2,652	236.7	49.8
April r	2,321	2,396	2,605	2,707	253.5	46.2
May r	2,338	2,387	3,006	3,136	254.5	88.1
June r	2,328	2,465	2,632	2,689	247.7	49.5
July r	2,447	2,510	2,607	2,756	243.6	46.7
August r	2,490	2,602	2,929	3,069	255.8	75.4
September r	2,392	2,417	2,534	2,648	248.8	48.0
October r	2,315	2,387	3,028	3,139	254.8	87.7
November r	2,410	2,475	2,761	2,901	255.3	53.1
December r	2,034	2,120	2,611	2,830	332.8	36.8
<i>1995—</i>						
January r	1,977	1,893	2,055	2,094	189.5	41.1
February r	1,978	1,933	2,364	2,519	217.5	58.5
March r	1,849	1,879	2,276	2,387	190.9	76.9
TREND ESTIMATES						
<i>1994—</i>						
January r	2,335	2,346	2,681	2,803	238.7	50.1
February r	2,360	2,359	2,688	2,810	243.5	49.0
March r	2,370	2,380	2,695	2,815	247.3	48.0
April r	2,373	2,410	2,700	2,819	249.4	47.3
May r	2,376	2,441	2,708	2,825	249.7	48.4
June r	2,390	2,474	2,726	2,840	248.1	52.0
July r	2,410	2,502	2,761	2,876	249.1	56.9
August r	2,423	2,511	2,790	2,911	253.5	60.7
September r	2,404	2,481	2,789	2,918	259.3	61.5
October r	2,342	2,403	2,741	2,876	262.6	59.4
November r	2,247	2,289	2,656	2,792	260.5	56.1
December r	2,141	2,163	2,540	2,673	251.9	53.6
<i>1995—</i>						
January r	2,039	2,043	2,417	2,546	238.6	53.2
February r	1,949	1,937	2,306	2,432	223.3	54.7
March r	1,878	1,859	2,232	2,354	208.7	58.6

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	1,859.7	1,900.1	230.8	2,131.0	494.3	1,328.5	1,756.4	3,880.7	4,381.7
1992-93	2,208.9	2,278.6	200.2	2,478.8	520.4	1,344.7	1,775.2	4,307.4	4,774.4
1993-94	2,354.9	2,411.2	367.3	2,778.5	595.3	2,330.2	3,148.6	5,672.1	6,522.4
1993—									
Sept. qtr.	590.6	610.4	86.6	696.9	135.0	431.3	660.1	1,254.0	1,492.1
Dec. qtr.	563.5	580.5	77.7	658.3	153.9	420.6	570.2	1,235.6	1,382.4
1994—									
Mar. qtr.	569.0	576.1	111.7	687.8	127.1	448.8	746.2	1,237.8	1,561.0
June qtr.	631.8	644.2	91.3	735.5	179.3	1,029.4	1,172.0	1,944.7	2,086.9
Sept. qtr.	666.0	673.6	70.5	744.1	161.6	310.3	387.1	1,215.5	1,292.9
Dec. qtr.	602.9	614.3	219.8	834.2	177.1	395.1	755.2	1,402.9	1,766.4

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

VALUE OF BUILDING APPROVED AT AVERAGE 1989-1990 PRICES
VICTORIA

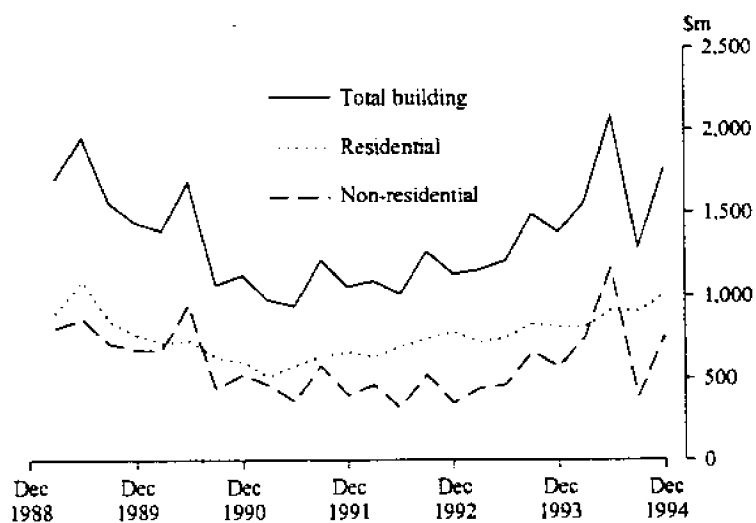


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA
(*\$ million*)

Class of building	1992-93		July-March		1995		
	1992-93	1993-94	1993-94	1994-95	January	February	March
PRIVATE SECTOR							
New houses	2,262.5	2,465.2	1,801.8	1,859.4	147.1	175.5	179.0
New other residential buildings	145.7	252.8	185.7	259.4	9.0	20.3	11.9
<i>Total new residential building</i>	<i>2,408.2</i>	<i>2,718.0</i>	<i>1,987.5</i>	<i>2,118.7</i>	<i>156.2</i>	<i>195.8</i>	<i>191.0</i>
Alterations and additions to residential buildings	532.5	614.4	434.9	528.5	32.9	54.5	79.5
Hotels, etc.	42.7	187.1	13.1	30.6	12.0	0.6	4.7
Shops	146.7	483.6	406.8	281.0	40.3	76.5	36.0
Factories	269.9	161.2	113.4	159.7	18.9	19.4	15.3
Offices	210.7	178.1	66.5	159.6	15.6	24.7	22.7
Other business premises	155.3	225.1	105.1	119.2	7.4	14.9	9.7
Educational	58.5	88.1	69.5	50.6	3.2	4.2	4.6
Religious	16.1	13.9	10.7	13.8	2.2	0.4	1.1
Health	80.3	119.8	112.4	38.6	0.5	1.3	2.3
Entertainment and recreational	36.5	308.7	58.9	58.7	1.0	17.3	4.7
Miscellaneous	49.7	87.9	72.6	28.4	4.6	0.9	4.2
<i>Total non-residential building</i>	<i>1,066.2</i>	<i>1,853.6</i>	<i>1,029.0</i>	<i>940.2</i>	<i>105.7</i>	<i>160.0</i>	<i>105.4</i>
Total	4,006.9	5,186.0	3,451.3	3,587.4	294.7	410.3	375.9
PUBLIC SECTOR							
New houses	71.4	58.8	45.7	30.0	1.6	3.9	4.1
New other residential buildings	14.6	40.9	34.2	41.7	7.7	8.3	6.0
<i>Total new residential building</i>	<i>86.0</i>	<i>99.7</i>	<i>79.9</i>	<i>71.6</i>	<i>9.3</i>	<i>12.2</i>	<i>10.0</i>
Alterations and additions to residential buildings	0.5	9.1	0.4	2.6	0.4	—	1.3
Hotels, etc.	4.3	1.3	1.3	0.9	—	0.3	0.4
Shops	8.4	3.4	2.8	6.6	0.1	1.5	—
Factories	2.2	45.0	44.8	12.2	—	0.1	0.2
Offices	48.8	56.2	29.4	71.0	3.5	32.0	2.6
Other business premises	13.8	141.7	131.6	50.7	12.8	28.1	4.2
Educational	97.0	119.6	96.2	171.3	10.7	13.7	9.1
Religious	—	—	—	—	—	—	—
Health	40.9	182.9	148.1	43.1	18.4	0.1	5.6
Entertainment and recreational	61.8	69.5	56.4	137.6	1.0	1.0	3.3
Miscellaneous	62.7	29.5	24.3	10.7	0.5	1.0	1.4
<i>Total non-residential building</i>	<i>340.0</i>	<i>649.1</i>	<i>534.9</i>	<i>504.0</i>	<i>47.0</i>	<i>77.6</i>	<i>26.7</i>
Total	426.5	757.9	615.2	578.3	56.7	89.8	38.1
TOTAL							
New houses	2,333.8	2,524.0	1,847.5	1,889.3	148.7	179.3	183.1
New other residential buildings	160.3	293.7	219.9	301.0	16.7	28.6	17.9
<i>Total new residential building</i>	<i>2,494.1</i>	<i>2,817.7</i>	<i>2,067.4</i>	<i>2,190.4</i>	<i>165.4</i>	<i>208.0</i>	<i>201.0</i>
Alterations and additions to residential buildings	533.0	623.5	435.3	531.1	33.4	54.5	80.8
Hotels, etc.	47.0	188.4	14.3	31.5	12.0	0.9	5.1
Shops	155.1	487.1	409.6	287.6	40.4	78.0	36.0
Factories	272.1	206.2	158.2	171.8	18.9	19.5	15.5
Offices	259.5	234.3	95.9	230.6	19.1	56.6	25.3
Other business premises	169.1	366.8	236.6	169.9	20.2	43.0	13.9
Educational	155.5	207.7	165.8	221.9	13.8	17.8	13.7
Religious	16.1	13.9	10.7	13.8	2.2	0.4	1.1
Health	121.2	302.7	260.6	81.7	18.9	1.3	7.9
Entertainment and recreational	98.3	378.2	115.3	196.3	2.0	18.3	8.0
Miscellaneous	112.4	117.4	96.9	39.1	5.1	1.9	5.5
<i>Total non-residential building</i>	<i>1,406.3</i>	<i>2,502.7</i>	<i>1,563.9</i>	<i>1,444.2</i>	<i>152.7</i>	<i>237.6</i>	<i>132.1</i>
Total	4,433.4	5,943.9	4,066.5	4,165.6	351.5	500.1	413.9

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.												
1995 January	7	0.7	—	—	—	—	1	1.3	1	10.0	9	12.0
February	2	0.3	2	0.6	—	—	—	—	—	—	4	0.9
March	7	0.8	4	1.0	1	0.6	1	2.7	—	—	13	5.1
SHOPS												
1995 January	24	2.4	3	1.0	3	2.1	3	4.4	3	30.5	36	40.4
February	44	4.2	10	2.6	1	0.5	3	5.4	2	65.3	60	78.0
March	43	4.0	8	2.6	4	3.3	4	7.1	1	19.0	60	36.0
FACTORIES												
1995 January	28	3.3	10	2.9	8	5.5	5	7.2	—	—	51	18.9
February	39	3.8	8	2.6	3	1.9	3	6.2	1	5.0	54	19.5
March	40	3.9	17	5.0	5	3.4	2	3.3	—	—	64	15.5
OFFICES												
1995 January	26	2.3	7	2.4	6	3.5	7	10.9	—	—	46	19.1
February	37	3.4	23	6.7	8	5.7	5	11.6	2	29.2	75	56.6
March	44	4.0	15	4.5	6	4.1	2	2.7	1	10.0	68	25.3
OTHER BUSINESS PREMISES												
1995 January	11	0.9	6	1.8	3	1.9	4	7.3	1	8.3	25	20.2
February	22	2.0	6	2.1	—	—	3	6.3	4	32.6	35	43.0
March	31	3.1	10	3.0	—	—	4	7.8	—	—	45	13.9
EDUCATIONAL												
1995 January	12	1.2	4	1.2	4	2.6	—	—	1	8.8	21	13.8
February	7	0.8	1	0.4	2	1.5	6	9.9	1	5.2	17	17.8
March	18	2.0	8	2.7	3	2.4	3	6.5	—	—	32	13.7
RELIGIOUS												
1995 January	2	0.2	2	0.5	—	—	1	1.5	—	—	5	2.2
February	2	0.2	1	0.2	—	—	—	—	—	—	3	0.4
March	1	0.1	3	1.1	—	—	—	—	—	—	4	1.1
HEALTH												
1995 January	5	0.6	1	0.3	2	1.1	1	4.5	1	12.5	10	18.9
February	5	0.6	1	0.3	1	0.5	—	—	—	—	7	1.3
March	8	1.0	2	0.4	—	—	4	6.5	—	—	14	7.9
ENTERTAINMENT AND RECREATIONAL												
1995 January	11	1.0	1	0.5	1	0.5	—	—	—	—	13	2.0
February	18	1.9	4	1.4	2	1.9	4	7.1	1	6.0	29	18.3
March	18	2.0	6	1.5	1	0.9	2	3.7	—	—	27	8.0
MISCELLANEOUS												
1995 January	4	0.4	2	0.6	—	—	2	4.2	—	—	8	5.1
February	6	0.6	1	0.3	1	1.0	—	—	—	—	8	1.9
March	10	1.2	3	1.0	1	0.7	1	2.7	—	—	15	5.5
TOTAL NON-RESIDENTIAL BUILDING												
1995 January	130	13.0	36	11.1	27	17.2	24	41.3	7	70.1	224	152.7
February	182	17.7	57	17.1	18	13.0	24	46.5	11	143.3	292	237.6
March	220	22.0	76	22.8	21	15.4	23	42.9	2	29.0	342	132.1

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

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
MELBOURNE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	6	445	—	—	6	445
Brick-veneer	772	75,043	23	2,479	795	77,522
Timber	34	2,495	1	106	35	2,601
Fibre cement	—	—	—	—	—	—
Steel, aluminium or other materials	3	370	—	—	3	370
Not stated	506	45,445	8	691	514	46,136
Total houses	1,321	123,798	32	3,276	1,353	127,074
<i>Other residential buildings</i>	<i>152</i>	<i>11,614</i>	<i>45</i>	<i>4,449</i>	<i>197</i>	<i>16,063</i>
Total residential buildings	1,473	135,412	77	7,725	1,550	143,137
REST OF VICTORIA						
Houses —						
Brick, stone or concrete	17	1,732	—	—	17	1,732
Brick-veneer	418	37,846	9	632	427	38,478
Timber	54	3,830	—	—	54	3,830
Fibre cement	20	1,337	—	—	20	1,337
Steel, aluminium or other materials	13	858	—	—	13	858
Not stated	111	9,645	2	170	113	9,814
Total houses	633	55,248	11	801	644	56,049
<i>Other residential buildings</i>	<i>6</i>	<i>300</i>	<i>26</i>	<i>1,517</i>	<i>32</i>	<i>1,817</i>
Total residential buildings	639	55,548	37	2,318	676	57,865
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	23	2,177	—	—	23	2,177
Brick-veneer	1,190	112,889	32	3,111	1,222	116,000
Timber	88	6,325	1	106	89	6,431
Fibre cement	20	1,337	—	—	20	1,337
Steel, aluminium or other materials	16	1,228	—	—	16	1,228
Not stated	617	55,090	10	861	627	55,951
Total houses	1,954	179,046	43	4,077	1,997	183,123
<i>Other residential buildings</i>	<i>158</i>	<i>11,914</i>	<i>71</i>	<i>5,966</i>	<i>229</i>	<i>17,880</i>
Total residential buildings	2,112	190,960	114	10,043	2,226	201,003

(a) Excludes Conversions, etc.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 1995

Statistical local area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION										
Banyule (C) —										
— Heidelberg (C)	39	1	3,360	4	—	180	1,109	3,758	4,158	8,808
Bayside (C) —										
— Brighton (C)	13	—	1,918	—	—	—	889	100	100	2,907
— Sandringham (C)	9	2	1,059	—	—	—	1,070	—	—	2,129
Boroondara (C) —										
— Camberwell (C)	47	—	5,400	—	—	—	3,069	1,605	1,605	10,074
— Hawthorn (C)	2	—	115	—	—	—	994	205	205	1,314
— Kew (C)	8	—	1,275	—	—	—	955	—	—	2,230
Brimbank (C) —										
— Keilor (C)	69	—	6,982	—	—	—	506	2,004	2,004	9,492
— Sunshine (C)	25	2	2,176	—	3	155	278	1,516	1,516	4,124
Cardinia (S) —										
— Pakenham (S)	18	—	1,541	—	—	—	690	460	460	2,690
Casey (C) —										
— Berwick (C)	45	1	3,918	—	—	—	91	765	765	4,774
— Cranbourne (C)	68	—	5,500	—	—	—	594	180	180	6,274
Darebin (C) —										
— Northcote (C)	9	—	530	—	—	—	664	300	300	1,494
— Preston (C)	40	—	2,889	—	—	—	503	1,028	1,248	4,640
Frankston (C) —										
— Frankston (C)	25	—	2,147	—	—	—	448	—	2,032	4,627
Glen Eira (C) —										
— Caulfield (C)	19	—	1,621	5	4	516	1,780	160	160	4,077
Greater Dandenong (C) —										
— Dandenong (C)	5	—	340	—	—	—	199	6,054	6,054	6,593
— Springvale (C)	13	—	1,346	—	—	—	209	240	616	2,172
Hobsons Bay (C) —										
— Altona (C)	26	—	2,195	—	—	—	163	4,820	4,820	7,178
— Williamstown (C)	12	—	1,063	—	—	—	304	—	—	1,368
Hume (C) —										
— Broadmeadows (C)	43	—	3,546	11	6	741	318	24,140	24,140	28,746
— Bulla (C)	76	—	7,661	—	—	—	273	80	1,124	9,058
Kingston (C) —										
— Chelsea (C)	9	—	982	—	—	—	409	—	—	1,391
— Moorabbin (C)	44	—	3,468	—	—	—	1,431	2,575	3,042	7,941
— Mordialloc (C)	13	—	1,124	—	—	—	597	515	1,215	2,936
Knox (C) —										
— Knox (C)	66	—	6,339	—	—	—	964	835	835	8,139
Manningham (C) —										
— Doncaster and Templestowe (C)	25	—	3,696	—	—	—	716	63	63	4,476
Maribyrnong (C) —										
— Footscray (C)	7	—	608	—	—	—	97	380	504	1,209
Maroondah (C) —										
— Croydon (C)	6	—	579	—	—	—	221	343	343	1,142
— Ringwood (C)	10	—	735	—	—	—	239	588	2,588	3,562
Melbourne (C)	2	—	176	5	—	617	28,004	19,790	25,507	54,304
Melton (S) —										
— Melton (S)	27	—	2,708	—	—	—	140	470	470	3,318
Monash (C) —										
— Oakleigh (C)	17	—	1,383	—	—	—	270	380	380	2,033
— Waverley (C)	17	—	1,655	—	—	—	981	1,367	1,538	4,174
Moonee Valley (C) —										
— Essendon (C)	21	—	1,782	41	5	2,575	2,148	523	523	7,026
Moreland (C) —										
— Brunswick (C)	1	—	80	—	—	—	761	1,200	1,200	2,041
— Coburg (C)	16	—	1,450	—	27	3,580	538	335	387	5,955
Mornington Peninsula (S) —										
— Flinders (S)	34	2	2,684	—	—	—	1,309	766	914	4,906
— Hastings (S)	24	22	4,848	—	—	—	188	364	534	5,570
— Mornington (S)	35	—	3,559	—	—	—	531	435	435	4,526

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 1995

Statistical local area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
MELBOURNE STATISTICAL DIVISION — continued										
Nilfumbik (S) —										
— Diamond Valley (S)	27	—	2,400	—	—	—	389	135	135	2,924
— Eltham (S)	11	—	1,099	—	—	—	369	872	872	2,340
Port Phillip (C) —										
— Port Melbourne (C)	—	—	—	—	—	—	4,328	—	—	4,328
— St Kilda (C)	2	—	340	—	—	—	2,997	384	384	3,721
— South Melbourne (C)	2	—	275	—	—	—	808	570	980	2,063
Stonnington (C) —										
— Malvern (C)	17	—	2,230	—	—	—	1,190	1,220	1,220	4,640
— Prahran (C)	2	—	690	—	—	—	316	75	160	1,166
Whitehorse (C) —										
— Box Hill (C)	9	—	1,480	7	—	600	753	70	867	3,700
— Nunawading (C)	31	—	3,458	—	—	—	710	127	127	4,295
Whittlesea (C) —										
— Whittlesea (C)	83	—	6,979	—	—	—	597	190	3,680	11,256
Wyndham (C) —										
— Werribee (C)	84	2	7,527	—	—	—	418	2,044	2,044	9,988
Yarra (C) —										
— Collingwood (C)	3	—	320	79	—	7,100	222	172	262	7,904
— Fitzroy (C)	12	—	1,250	—	—	—	651	—	—	1,901
— Richmond (C)	8	—	575	—	—	—	388	100	100	1,063
Yarra Ranges (S) —										
— Healesville (S)	5	—	350	—	—	—	221	190	190	761
— Lillydale (S)	33	—	3,074	—	—	—	701	484	2,177	5,953
— Sherbrooke (S)	5	—	385	—	—	—	239	—	—	624
— Upper Yarra (S) Pt A	2	—	202	—	—	—	136	—	850	1,188
Melbourne (SD)	1,321	32	127,074	152	45	16,063	70,084	84,976	106,011	319,232
BARWON STATISTICAL DIVISION										
Colac — Orway (S) —										
— Colac (C)	4	—	321	—	—	—	38	150	406	766
— Colac (S)	3	—	371	—	—	—	110	1,100	1,100	1,581
— Orway (S)	1	—	45	—	—	—	77	—	—	122
Golden Plains (S) —										
— Central	—	—	—	—	—	—	—	—	—	—
— East	2	—	394	—	—	—	74	—	153	621
Greater Geelong (C) —										
— Part A										
Bellarine — Inner	12	—	1,101	—	—	—	15	—	—	1,117
Corio — Inner	22	—	2,138	—	—	—	213	140	140	2,491
Geelong	1	—	50	—	—	—	279	856	856	1,185
Geelong West	1	—	67	6	6	605	187	—	—	859
Newtown	3	—	395	—	—	—	40	170	170	605
South Barwon — Inner	22	—	2,178	—	—	—	305	150	150	2,633
— Part B	20	—	1,889	—	—	—	370	390	390	2,648
— Part C	1	—	96	—	—	—	—	—	—	96
Queenscliffe (B)	1	—	110	—	—	—	—	—	—	110
Surf Coast (S) —										
— Part A	20	—	2,176	—	—	—	64	200	200	2,440
— Part B	5	—	565	—	—	—	28	—	—	593
Barwon (SD)	118	—	11,897	6	6	605	1,799	3,156	3,565	17,866

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 1995—continued

Statistical local area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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)
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S) —										
— Camperdown (T)	—	—	—	—	—	—	38	—	—	38
— Hampden (S)	—	—	—	—	—	—	53	—	70	123
— Heytesbury (S)	1	—	106	—	—	—	113	50	50	269
Glenelg (S) —										
— Glenelg (S)	1	—	135	—	—	—	—	—	—	135
— Heywood (S)	1	—	166	—	—	—	52	—	—	218
— Portland (C)	5	—	443	—	—	—	72	1,000	2,386	2,901
Moyne (S) —										
— Belfast (S)	—	—	—	—	—	—	17	—	—	17
— Minhamite (S)	—	—	—	—	—	—	14	—	—	14
— Mortlake (S)	—	—	—	—	—	—	—	—	—	—
— Port Fairy (B)	—	—	—	—	—	—	150	—	1,700	1,850
— Warrnambool (S)	3	—	304	—	—	—	80	—	—	384
Southern Grampians (S) —										
— Dundas (S)	—	—	—	—	—	—	—	—	—	—
— Hamilton (S)	1	—	105	—	—	—	65	—	—	170
— Mount Rouse (S)	1	—	38	—	—	—	—	—	—	38
— Wannon (S)	1	—	130	—	—	—	—	—	—	130
Warrnambool (C) —										
— Warrnambool (C)	13	—	1,418	—	2	169	374	2,435	2,435	4,396
Lady Julia Percy & Towerhill	—	—	—	—	—	—	—	—	—	—
Western District (SD)	27	—	2,844	—	2	169	1,029	3,485	6,641	10,683
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC) —										
— Ararat (C)	1	—	80	—	—	—	59	75	280	419
— Ararat (S)	—	—	—	—	—	—	42	—	—	42
Ballarat (C) —										
— Central	28	—	1,886	—	—	—	681	3,572	3,572	6,138
— Inner North	15	—	1,645	—	—	—	432	567	567	2,644
— North	—	—	—	—	—	—	41	—	—	41
— South	21	1	1,387	—	—	—	90	—	—	1,477
Central Goldfields (S) —										
— Talbot and Clunes (S)	1	—	30	—	—	—	—	—	—	30
Golden Plains (S) —										
— West	—	—	—	—	—	—	—	—	—	—
Hepburn (S) —										
— Creswick (S)	4	—	335	—	—	—	85	84	153	573
— Daylesford and Glenlyon (S)	11	—	846	—	—	—	42	400	400	1,288
Moorabool (S) —										
— Bacchus Marsh (S)	13	—	1,066	—	—	—	36	—	—	1,102
— East	5	—	398	—	—	—	32	—	—	430
— West	1	—	40	—	—	—	10	—	—	50
Pyrenees (S) —										
— Avoca (S)	1	—	80	—	—	—	10	—	—	90
— Lexton (S)	—	—	—	—	—	—	—	—	—	—
— Ripon (S)	—	—	—	—	—	—	12	—	—	12
Central Highlands (SD)	101	1	7,793	—	—	—	1,571	4,698	4,972	14,336

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (s), MARCH 1995—continued

Statistical local area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WIMMERA STATISTICAL DIVISION										
Buloke (S) —										
— Donaid (S)	—	—	—	—	—	—	—	—	—	—
Hindmarsh (S) —										
— Dimboola (S)	1	—	116	—	—	—	33	—	—	150
— Lowan (S)	—	—	—	—	—	—	—	—	—	—
Horsham (RC) —										
— Arapiles (S)	—	—	—	—	—	—	—	—	—	—
— Horsham (C)	9	—	683	—	—	—	36	—	—	719
— Wimmera (S)	3	—	318	—	—	—	—	—	—	318
Northern Grampians (S) —										
— Kara Kara (S)	1	—	60	—	—	—	—	70	70	130
— St Arnaud (T)	—	—	—	—	—	—	—	—	—	—
— Stawell (C)	1	—	41	—	—	—	20	—	—	61
— Stawell (S)	2	—	193	—	—	—	47	370	370	610
West Wimmera (S) —										
— Kaniva (S)	—	—	—	—	—	—	—	—	—	—
— Kowree (S)	1	—	110	—	—	—	45	—	—	155
Yarriambiack (S) —										
— Dunmunkle (S)	1	—	59	—	—	—	—	—	—	59
— Warracknabeal (S)	—	—	—	—	—	—	14	—	—	14
Wimmera (SD)	19	—	1,579	—	—	—	196	440	440	2,215
MALLEE STATISTICAL DIVISION										
Buloke (S) —										
— Birchip (S)	—	—	—	—	—	—	—	—	—	—
— Wycheproof (S)	—	—	—	—	—	—	—	—	—	—
Gannawarra (S) —										
— Kerang (B)	2	—	215	—	—	—	—	—	—	215
— Kerang (S)	4	—	283	—	—	—	49	—	—	332
Mildura (RC) —										
— Mildura (C)	12	—	1,008	—	—	—	151	—	—	1,159
— Mildura (S) Pt A & B	9	—	1,032	—	—	—	13	183	183	1,228
— Walpeup (S)	—	—	—	—	—	—	—	—	—	—
Swan Hill (RC) —										
— Swan Hill (C)	—	—	—	—	—	—	32	70	160	192
— Swan Hill (S)	4	—	298	—	—	—	163	—	—	461
Yarriambiack (S) —										
— Karkaroc (S)	2	—	195	—	—	—	—	—	—	195
Mallee (SD)	33	—	3,031	—	—	—	408	253	343	3,782

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 1995—continued

Statistical local area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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)
LODDON-CAMPASPE STATISTICAL DIVISION										
Buloke (S) —										
— Charlton (S)	—	—	—	—	—	—	—	—	—	—
Campaspe (S) —										
— Echuca (C)	12	—	980	—	—	—	110	280	280	1,370
— Rochester (S)	3	—	334	—	—	—	67	—	—	401
Central Goldfields (S) —										
— Bet Bet (S)	—	—	—	—	—	—	—	—	—	—
— Maryborough (C)	4	—	270	—	—	—	16	—	—	286
— Tullaroop (S)	1	—	70	—	—	—	12	—	—	82
Gannawarra (S) —										
— Cohuna (S)	—	—	—	—	—	—	76	—	—	76
Greater Bendigo (C) —										
— Part A										
— Eaglehawk	5	—	349	—	—	—	62	140	220	631
— Central	4	—	386	—	—	—	138	80	80	604
— Huntly — Inner	2	—	170	—	—	—	—	—	—	170
— Marong — Inner	6	—	525	—	—	—	—	—	—	525
— Strathfieldsaye — Inner	—	—	—	—	11	633	39	170	170	842
— Huntly — Balance	—	—	—	—	—	—	—	—	—	—
— Marong — Balance	1	—	48	—	—	—	—	—	—	48
— Strathfieldsaye — Balance	—	—	—	—	—	—	105	—	—	105
Loddon (S) —										
— East Loddon (S)	—	—	—	—	—	—	—	—	—	—
— Gordon (S)	—	—	—	—	—	—	—	—	—	—
— Korong (S)	3	—	249	—	—	—	45	—	—	294
Macdon Ranges (S) —										
— Gisborne (S)	1	—	120	—	—	—	310	65	65	495
— Kyneton (S)	8	—	783	—	—	—	167	68	220	1,170
— Newham and Woodend (S)	5	—	466	—	—	—	192	1,100	1,100	1,759
— Romsey (S)	3	—	241	—	—	—	30	—	—	271
Mitchell (S) —										
— McIvor (S)	—	—	—	—	—	—	—	—	92	92
— Pyalong (S)	1	—	118	—	—	—	—	—	—	118
Mount Alexander (S) —										
— Castlemaine (C)	4	—	243	—	—	—	14	378	378	635
— Maldon (S)	—	—	—	—	—	—	—	—	—	—
— Mercialfe (S)	1	—	40	—	—	—	140	—	—	180
— Newstead (S)	1	—	112	—	—	—	87	—	—	199
Loddon-Campaspe (SD)	65	—	5,506	—	11	633	1,611	2,281	2,605	10,355

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 1995—continued

Statistical local area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GOULBURN STATISTICAL DIVISION										
Campaspe (S) —										
— Deakin (S)	—	—	—	—	—	—	—	—	—	—
— Kyabram (T)	11	—	833	—	—	—	—	—	—	833
— Waranga (S)	1	—	80	—	—	—	—	—	—	80
Deatite (S) —							20	—	—	100
— Benalla (C)	1	1	147	—	3	154	198	—	—	498
— Benalla (S)	1	—	79	—	—	—	10	—	—	89
— Mansfield (S)	7	—	566	—	—	—	30	—	—	596
Greater Shepparton (C) —										
— Rodney (S) Pt A & B	8	—	800	—	—	—	124	—	—	924
— Shepparton (C)	15	—	1,001	—	—	—	90	363	363	1,454
— Shepparton (S) Pt A & B	8	—	720	—	—	—	44	—	—	763
Mitchell (S) —										
— Broadford (S)	2	—	110	—	—	—	—	—	—	110
— Kilmore (S)	13	—	1,156	—	—	—	80	—	—	1,236
— Seymour (RC)	—	—	—	—	—	—	—	—	—	—
Moira (S) —										
— Cobram (S)	7	—	641	—	—	—	23	336	336	1,000
— Nathalia (S)	—	—	—	—	—	—	—	—	—	—
— Numurkah (S)	5	—	396	—	—	—	50	—	—	446
— Tungamah (S)	—	—	—	—	—	—	41	—	—	41
Murrindindi (S) —										
— Alexandra (S)	13	—	883	—	—	—	45	—	—	928
— Yea (S)	7	—	624	—	—	—	72	—	—	696
Srathbogie (S) —										
— Euroa (S)	1	—	75	—	—	—	167	—	—	242
— Goulburn (S)	3	—	136	—	—	—	45	—	—	181
— Violet Town (S)	2	—	172	—	—	—	—	170	170	342
Goulburn (SD)	105	1	8,419	—	3	154	1,038	869	869	10,480
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S) —										
— Bright (S)	6	—	470	—	—	—	11	—	—	481
— Myrtleford (S)	—	—	—	—	—	—	52	—	—	52
Indigo (S) —										
— Beechworth (S)	3	—	265	—	—	—	—	—	—	265
— Chiltern (S)	5	—	444	—	—	—	—	—	—	444
— Rutherglen (S)	4	—	386	—	—	—	—	—	—	386
— Yackandandah (S)	4	—	610	—	—	—	128	50	50	788
Milawa (S) —										
— Oxley (S)	1	—	150	—	—	—	65	—	—	215
— Wangaratta (C)	6	—	587	—	—	—	23	242	242	852
— Wangaratta (S)	1	—	112	—	—	—	59	—	—	171
Moira (S) —										
— Yarrawonga (S)	11	—	768	—	4	256	90	—	—	1,114
Towong (S) —										
— Tallangatta (S) Pt A & B	2	—	189	—	—	—	—	—	—	189
— Upper Murray (S)	—	—	—	—	—	—	67	—	—	67
Wodonga (RC) —										
— Wodonga (RC)	25	—	2,097	—	—	—	115	445	445	2,657
Ovens-Murray (SD)	68	—	6,079	—	4	256	610	737	737	7,682

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 1995—continued

Statistical local area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
EAST GIPPSLAND STATISTICAL DIVISION										
East Gippsland (S) —										
— Bairnsdale (C)	4	—	396	—	—	—	84	702	784	1,263
— Bairnsdale (S) Pt A & B	13	—	1,054	—	—	—	175	—	—	1,229
— Omeo (S)	1	—	79	—	—	—	22	—	—	101
— Orbost (S)	1	—	53	—	—	—	—	—	—	53
— Tambo (S) Pt A & B	3	1	379	—	—	—	80	—	—	459
Wellington (S) —										
— Avon (S)	1	—	35	—	—	—	209	—	—	244
— Maffra (S)	6	—	377	—	—	—	94	55	253	725
— Sale (C)	4	—	270	—	—	—	31	115	115	416
East Gippsland (SD)	33	1	2,643	—	—	—	694	872	1,152	4,488
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S) —										
— Bass (S)	4	—	420	—	—	—	131	67	67	618
— Phillip Island (S)	8	—	653	—	—	—	25	—	—	678
— Wonthaggi (B)	3	—	170	—	—	—	21	280	280	471
Baw Baw (S) —										
— Buln Buln (S)	7	—	577	—	—	—	36	70	70	683
— Narracan (S) Pt A & B	2	—	110	—	—	—	88	111	111	309
— Warragul (RC)	8	—	670	—	—	—	301	634	634	1,605
La Trobe (S) —										
— Moe (C)	2	—	218	—	—	—	217	87	87	522
— Morwell (C) Pt A & B	2	1	340	—	—	—	198	557	657	1,195
— Traralgon (C)	6	6	996	—	—	—	191	1,519	2,288	3,476
— Traralgon (S) Pt A & B	2	1	303	—	—	—	42	80	80	425
South Gippsland (S) —										
— Korumburra (S)	—	—	—	—	—	—	12	—	101	113
— Mirboo (S)	2	—	210	—	—	—	17	—	104	331
— South Gippsland (S)	1	—	107	—	—	—	189	—	—	296
— Woorayl (S)	7	—	585	—	—	—	237	150	200	1,022
Wellington (S) —										
— Alberton (S)	—	—	—	—	—	—	—	80	80	80
— Rosedale (S)	9	—	864	—	—	—	53	—	—	917
Yarra Ranges (S) —										
— Upper Yarra (S) Pt B	—	—	—	—	—	—	35	—	—	35
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	1	—	34	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	64	8	6,257	—	—	—	1,794	3,635	4,759	12,810
VICTORIA										
Victoria	1,954	43	183,123	158	71	17,880	80,834	105,401	132,093	413,929

(a) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 29 and 30 of the explanatory notes, and also to the leaflets which were enclosed with the July and October 1994 and February 1995 issues of this publication. Copies of this leaflet are available on request from ABS Victoria.

(b) Excludes Conversions, etc. (c) Details relating to individual classes of building are available on request.

TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS (a), MARCH 1995

Statistical local area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION										
Greater Geelong (C) —										
— Bellarine — Inner	12	—	1,101	—	—	—	15	—	—	1,117
— Corio — Inner	22	—	2,138	—	—	—	213	140	140	2,491
— Geelong	1	—	50	—	—	—	279	856	856	1,185
— Geelong West	1	—	67	6	6	605	187	—	—	859
— Newtown	3	—	395	—	—	—	40	170	170	605
— South Barwon — Inner	22	—	2,178	—	—	—	305	150	150	2,633
Greater Geelong City Part A (SSD)	61	—	5,929	6	6	605	1,039	1,316	1,316	8,889
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) —										
— Central	28	—	1,886	—	—	—	681	3,572	3,572	6,138
— Inner North	15	—	1,645	—	—	—	432	567	567	2,644
— North	—	—	—	—	—	—	41	—	—	41
— South	21	1	1,387	—	—	—	90	—	—	1,477
Ballarat City (SSD)	64	1	4,917	—	—	—	1,243	4,139	4,139	10,300
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
— Eaglehawk	5	—	349	—	—	—	62	140	220	631
— Central	4	—	386	—	—	—	138	80	80	604
— Huntly — Inner	2	—	170	—	—	—	—	—	—	170
— Marong — Inner	6	—	525	—	—	—	—	—	—	525
— Strathfieldsaye — Inner	—	—	—	—	11	633	39	170	170	842
Greater Bendigo City Part A (SSD)	17	—	1,431	—	11	633	239	390	470	2,773
SHEPPARTON-MOOROOPNA STATISTICAL SUBDIVISION										
Greater Shepparton (C) —										
— Rodney (S) Pt A	7	—	722	—	—	—	90	—	—	812
— Shepparton (C)	15	—	1,001	—	—	—	90	363	363	1,454
— Shepparton (S) Pt A	6	—	630	—	—	—	44	—	—	673
Shepparton-Mooroopna (SSD)	28	—	2,353	—	—	—	223	363	363	2,939
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) —										
— Beechworth (S)	3	—	265	—	—	—	—	—	—	265
— Chiltern (S)	5	—	444	—	—	—	—	—	—	444
— Yackandandah (S)	4	—	610	—	—	—	128	50	50	788
Towong (S) —										
— Tallangatta (S) Pt A	—	—	—	—	—	—	—	—	—	—
Wodonga (RC) —										
— Wodonga (RC)	25	—	2,097	—	—	—	115	445	445	2,657
Wodonga (SSD)	37	—	3,416	—	—	—	243	495	495	4,154
LATROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) —										
— Narracan (S) Pt A	—	—	—	—	—	—	11	111	111	122
La Trobe (S) —										
— Moe (C)	2	—	218	—	—	—	217	87	87	522
— Morwell (C) Pt A	2	1	340	—	—	—	198	557	657	1,195
— Traralgon (C)	6	6	996	—	—	—	191	1,519	2,288	3,476
— Traralgon (S) Pt A	1	1	175	—	—	—	30	80	80	285
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Latrobe Valley (SSD)	11	8	1,729	—	—	—	648	2,354	3,223	5,600
MILDURA STATISTICAL SUBDIVISION										
Mildura (RC) —										
— Mildura (C)	12	—	1,008	—	—	—	151	—	—	1,159
— Mildura (S) Pt A	9	—	1,032	—	—	—	13	183	183	1,228
Mildura (SSD)	21	—	2,040	—	—	—	164	183	183	2,387

(a) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 29 and 30 of the explanatory notes, and also to the leaflets which were enclosed with the July and October 1994 and February 1995 issues of this publication. Copies of these leaflets are available on request from ABS Victoria. (b) Excludes Conversions, etc. (c) Details relating to individual classes of building are available on request.

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											
1991-92	45,513	121,806	212,864	457,680	149,455	102,085	10,903	50,882	44,172	47,042	1,242,404
1992-93	32,139	130,559	189,191	238,190	139,480	131,063	12,591	104,291	65,528	95,208	1,138,241
1993-94	167,762	441,505	120,873	197,917	332,785	171,926	10,818	257,790	359,444	77,796	2,138,618
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
1995 January	10,120	39,973	16,161	14,353	19,419	13,060	1,570	5,890	1,328	3,046	124,920
February	300	73,151	18,736	49,320	42,002	15,414	285	580	16,548	1,868	218,203
March	1,245	33,097	9,859	23,566	10,650	10,936	937	5,965	5,221	4,534	106,011
BARWON STATISTICAL DIVISION											
1991-92	1,239	3,700	23,258	2,153	8,470	5,757	713	5,362	5,100	1,367	57,120
1992-93	5,524	3,455	24,387	3,263	6,765	5,690	330	2,598	6,907	3,603	62,523
1993-94	1,650	8,390	12,294	3,564	10,105	4,695	559	5,187	1,071	7,182	54,696
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
1995 January	1,300	80	883	2,820	—	70	260	190	65	—	5,668
February	420	2,888	250	350	110	53	—	156	393	—	4,620
March	—	632	1,500	280	484	170	—	140	206	153	3,565
WESTERN DISTRICT STATISTICAL DIVISION											
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	1,053	3,706	575	1,068	16,995
1993-94	632	1,299	2,161	820	6,609	2,316	632	8,417	506	2,015	25,408
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
1995 January	—	50	—	466	50	—	—	—	110	—	676
February	—	235	210	57	50	185	—	—	55	—	792
March	—	50	2,265	—	170	1,256	—	1,700	1,200	—	6,641
CENTRAL HIGHLANDS STATISTICAL DIVISION											
1991-92	2,216	1,954	1,915	473	6,223	3,938	390	3,985	928	1,742	23,766
1992-93	277	2,377	1,646	3,219	1,964	2,831	190	3,904	5,072	794	22,274
1993-94	865	3,254	2,977	1,078	1,620	6,418	387	1,270	6,138	2,785	26,793
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
1995 January	80	60	—	120	—	—	—	—	195	55	510
February	166	290	70	6,073	—	2,155	—	—	160	—	8,914
March	3,184	610	—	329	75	139	—	—	205	430	4,972

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											
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
1993-94	883	1,605	7,618	210	816	2,035	—	1,006	580	120	14,874
1994 January	—	335	118	—	198	—	—	148	50	—	849
February	—	60	6,100	—	—	—	—	—	—	—	6,160
March	—	—	90	—	115	52	—	—	—	—	257
1995 January	—	—	220	—	—	—	—	12,500	—	—	12,720
February	—	70	65	—	—	—	—	—	127	—	262
March	—	70	70	—	300	—	—	—	—	—	440
MALLEE STATISTICAL DIVISION											
1991-92	838	1,351	868	690	1,137	1,446	92	100	910	472	7,903
1992-93	284	1,406	1,644	495	1,269	354	—	1,934	446	417	8,250
1993-94	83	1,432	280	450	2,343	800	416	1,185	301	1,510	8,801
1994 January	—	—	—	—	140	—	—	—	—	—	140
February	—	—	—	—	—	—	—	—	—	—	—
March	—	—	—	—	—	—	130	—	50	—	180
1995 January	—	—	120	—	375	705	—	250	—	—	1,450
February	—	—	—	210	55	—	—	—	—	—	265
March	—	70	—	193	—	—	—	—	80	—	343
LODDON-CAMPASPE STATISTICAL DIVISION											
1991-92	1,456	1,362	3,768	3,961	1,175	4,901	509	5,441	1,420	1,845	25,839
1992-93	1,433	4,901	3,106	3,113	4,861	7,270	180	3,769	3,825	2,772	35,230
1993-94	567	7,922	6,520	7,665	1,708	680	—	14,613	1,820	2,262	43,758
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
1995 January	100	—	500	—	—	—	260	—	90	—	950
February	—	340	—	150	—	—	—	155	250	—	895
March	—	67	395	—	538	910	200	—	402	92	2,605
GOULBURN STATISTICAL DIVISION											
1991-92	1,858	3,729	1,588	2,140	4,065	704	110	6,988	1,734	8,063	30,980
1992-93	1,294	2,819	37,691	1,706	6,435	1,416	160	1,231	2,121	4,600	59,473
1993-94	9,323	8,352	47,503	4,042	5,089	6,591	—	300	2,471	7,596	91,267
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
1995 January	200	114	905	715	—	—	—	—	79	121	2,134
February	—	645	—	378	242	—	—	250	172	—	1,688
March	330	60	146	—	190	—	—	—	—	143	869

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

Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			Total
NUMBER OF DWELLING UNITS										
Melbourne	1,353	71	122	193	4	—	—	4	197	1,550
Barwon	118	6	6	12	—	—	—	—	12	130
Western District	27	2	—	2	—	—	—	—	2	29
Central Highlands	102	—	—	—	—	—	—	—	—	102
Wimmera	19	—	—	—	—	—	—	—	—	19
Mallee	33	—	—	—	—	—	—	—	—	33
Loddon-Campaspe	65	11	—	11	—	—	—	—	11	76
Goulburn	106	3	—	3	—	—	—	—	3	109
Ovens-Murray	68	4	—	4	—	—	—	—	4	72
East Gippsland	34	—	—	—	—	—	—	—	—	34
Gippsland	72	—	—	—	—	—	—	—	—	72
Victoria	1,997	97	128	225	4	—	—	4	229	2,226
VALUE (\$'000)										
Melbourne	127,074	6,459	9,537	15,996	67	—	—	67	16,063	143,137
Barwon	11,897	305	300	605	—	—	—	—	605	12,502
Western District	2,844	169	—	169	—	—	—	—	169	3,013
Central Highlands	7,793	—	—	—	—	—	—	—	—	7,793
Wimmera	1,579	—	—	—	—	—	—	—	—	1,579
Mallee	3,031	—	—	—	—	—	—	—	—	3,031
Loddon-Campaspe	5,506	633	—	633	—	—	—	—	633	6,139
Goulburn	8,419	154	—	154	—	—	—	—	154	8,573
Ovens-Murray	6,079	256	—	256	—	—	—	—	256	6,335
East Gippsland	2,643	—	—	—	—	—	—	—	—	2,643
Gippsland	6,257	—	—	—	—	—	—	—	—	6,257
Victoria	183,123	7,976	9,837	17,813	67	—	—	67	17,880	201,003

(a) Excludes Conversions, etc.

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

Statistical division / subdivision (b)	1992-93	1993-94	July - Mar. 1994-95	Mar. 1995
Melbourne (SD)	2,918	3,021	2,185	269
Greater Geelong City Part A (SSD)	159	193	95	6
Barwon (SD)	202	275	141	12
Western District (SD)	51	43	44	5
Ballarat City (SSD)	81	33	37	6
Central Highlands (SD)	96	43	47	9
Wimmera (SD)	27	17	16	2
Mildura (SSD)	27	48	17	2
Mallee (SD)	31	75	26	2
Greater Bendigo City Part A (SSD)	114	100	44	1
Loddon-Campaspe (SD)	145	134	79	3
Shepparton-Mooroopna (SSD)	42	27	13	3
Goulburn (SD)	89	76	58	6
Wodonga (SSD)	76	56	24	5
Ovens-Murray (SD)	103	65	52	8
East Gippsland (SD)	34	23	36	4
Latrobe Valley (SSD)	34	42	38	8
Gippsland (SD)	59	86	62	10
Victoria	3,755	3,858	2,746	330

(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 29 and 30 of the explanatory notes, and also to the leaflets which were enclosed with the July and October 1994 and February 1995 issues of this publication.

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

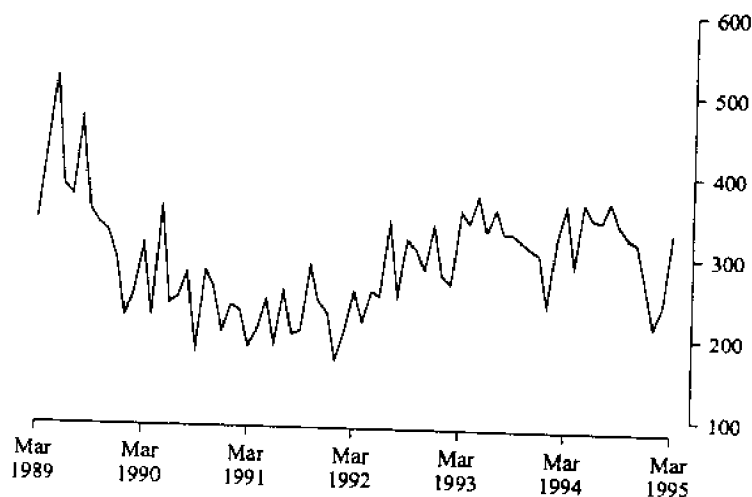
<i>Statistical local area (b)</i>	<i>1992-93</i>	<i>1993-94</i>	<i>July - Mar. 1994-95</i>	<i>Mar. 1995</i>
Banyule (C) —				
— Heidelberg (C)	67	60	41	14
Bayside (C) —				
— Brighton (C)	39	62	68	7
— Sandringham (C)	54	81	79	6
Boroondara (C) —				
— Camberwell (C)	128	151	97	27
— Hawthorn (C)	11	24	21	2
— Kew (C)	28	36	31	4
Brimbank (C) —				
— Keilor (C)	104	132	108	4
— Sunshine (C)	105	26	21	4
Cardinia (S) —				
— Pakenham (S)	16	16	5	2
Casey (C) —				
— Berwick (C)	99	59	59	—
— Cranbourne (C)	25	41	13	5
Darebin (C) —				
— Northcote (C)	26	37	30	3
— Preston (C)	74	74	80	7
Frankston (C) —				
— Frankston (C)	66	53	36	4
Glen Eira (C) —				
— Caulfield (C)	85	86	71	6
Greater Dandenong (C) —				
— Dandenong (C)	44	34	23	1
— Springvale (C)	86	49	45	4
Hobsons Bay (C) —				
— Altona (C)	84	86	54	10
— Williamstown (C)	12	20	11	—
Hume (C) —				
— Broadmeadows (C)	82	87	54	11
— Bulla (S)	34	16	23	7
Kingston (C) —				
— Chelsea (C)	26	48	47	6
— Moorabbin (C)	162	179	154	18
— Mordialloc (C)	59	78	45	4
Knox (C) —				
— Knox (C)	50	53	44	5
Manningham (C) —				
— Doncaster and Templestowe (C)	109	115	50	3
Maribymong (C) —				
— Footscray (C)	12	16	35	1
Maroondah (C) —				
— Croydon (C)	50	51	36	—
— Ringwood (C)	81	64	24	5
Melbourne (C)	10	12	8	2
Melton (S) —				
— Melton (S)	16	18	13	—
Monash (C) —				
— Oakleigh (C)	55	81	35	7
— Waverley (C)	137	160	95	11
Moonee Valley (C) —				
— Essendon (C)	66	64	40	5
Moreland (C) —				
— Brunswick (C)	16	27	5	—
— Coburg (C)	14	25	35	11
Mornington Peninsula (S) —				
— Flinders (S)	2	10	8	2
— Hastings (S)	19	13	5	1
— Mornington (S)	31	27	22	4
Nillumbik (S) —				
— Diamond Valley (S)	40	42	26	7
— Eitham (S)	70	61	34	1
Port Phillip (C) —				
— Port Melbourne (C)	6	11	4	—
— St Kilda (C)	10	17	6	—
— South Melbourne (C)	15	10	6	—
Stonnington (C) —				
— Malvern (C)	25	28	53	6
— Prahran (C)	28	29	29	—
Whitehorse (C) —				
— Box Hill (C)	64	96	63	5
— Nunawading (C)	146	117	102	7

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

Statistical local area (b)	1992-93	1993-94	July - Mar. 1994-95	Mar. 1995
Whittlesea (C) —				
— Whittlesea (C)	172	182	84	14
Wyndham (C) —				
— Werribee (C)	113	81	36	7
Yarra (C) —				
— Collingwood (C)	8	8	3	—
— Fitzroy (C)	5	4	10	—
— Richmond (C)	6	22	23	3
Yarra Ranges (S) —				
— Healesville (S)	2	3	4	3
— Lillydale (S)	22	34	28	3
— Sherbrooke (S)	—	4	2	—
— Upper Yarra (S) Pt A	2	1	1	—
Melbourne Statistical Division	2,918	3,021	2,185	269
Rest of Victoria	837	837	561	61
Total Victoria	3,755	3,858	2,746	330

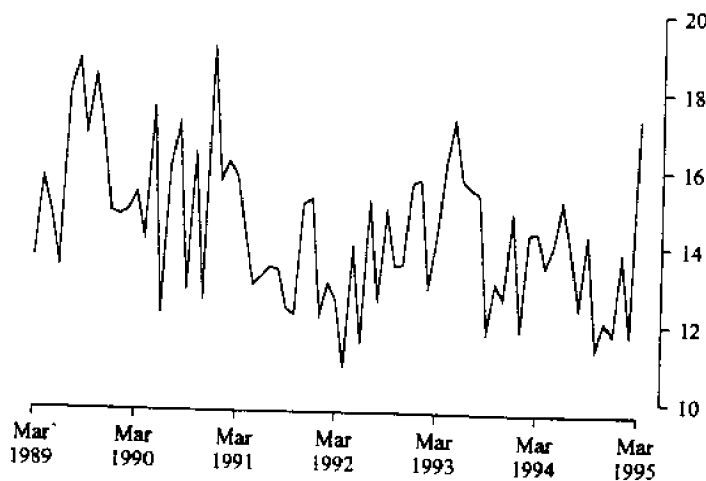
(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 29 and 30 of the explanatory notes, and also to the leaflets which were enclosed with the July and October 1994 and February 1995 issues of this publication.

NUMBER OF DUAL OCCUPANCY DWELLING UNITS APPROVED VICTORIA



Note: Refer to paragraph 8 of Explanatory Notes

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



Note: Refer to paragraph 8 of 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 licensed municipal building surveyors employed in local government authorities;
- (b) contracts (let or day labour work) authorised by Commonwealth, State, semi-government, and local government authorities, and
- (c) permits issued by licensed private building surveyors;

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

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

Scope and coverage

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

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

4. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

Building classification

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

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

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

to provide more detailed information on residential building approvals.

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

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

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

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

General

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

Seasonal adjustment

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

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

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

19. Trend estimate dwelling approval statistics are shown in Table 3. The trend estimates (formerly referred to as smoothed seasonally adjusted series) have been derived by applying a 13-term Henderson-weighted moving average to the series.

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

Estimates at constant prices

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

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

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

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

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

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

Australian Standard Geographical Classification

27. Issues of this publication from July 1991 to June 1994 inclusive contain geographical division and nomenclature based on the *Australian Standard Geographical Classification* (ASGC) Edition 2.3 The 'Off shore areas and migratory' category has been excluded from all tables.

28. Following a review of statistical geographic boundaries undertaken by the ABS, the Shires of Cranbourne, Healesville and Pakenham, each formerly split into two Statistical Local Areas (SLAs), one in the Melbourne Statistical Division and one in the East Central Statistical Division, have each been amalgamated to one SLA, these being located fully in the Melbourne Statistical Division.

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

29. As a result of an ongoing review of local government boundaries initiated by the Victorian Government, substantial alterations have been made to Statistical Local Areas and Statistical Subdivisions in Victoria in 1994. Changes resulting from the review of boundaries in the Geelong, Bendigo and Ballarat regions, together with changes resulting from the creation of the Shire of Surf Coast and the redefinition of the boundaries of the City of Melbourne have been effected in Edition 2.4 of the ASGC. New Statistical Local Areas have been included in the Barwon, Central Highlands and Loddon-Campaspe Statistical Divisions. Details of changes are provided in a listing enclosed with the July 1994 issue of this publication. Copies of this list are available from ABS Victoria on request.

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

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

Changes resulting from the reviews dealing with the Inner Melbourne and South Western Victorian regions have been applied on this basis from the October 1994 issue of this publication and changes resulting from the reviews dealing with the remaining areas have been applied from the February 1995 issue. Details are

provided in listings enclosed with those issues. Copies of these lists are also available on request.

Unpublished data and related publications

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

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

Building Approvals, Australia (8731.0) (monthly) (\$13.50)

Building Approvals, Victoria - Small Area Summary (8733.2) (annual) (\$8.50)

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

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

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

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

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

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

.. not applicable

- nil or rounded down to zero

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STUART JACKSON

Deputy Commonwealth Statistician



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