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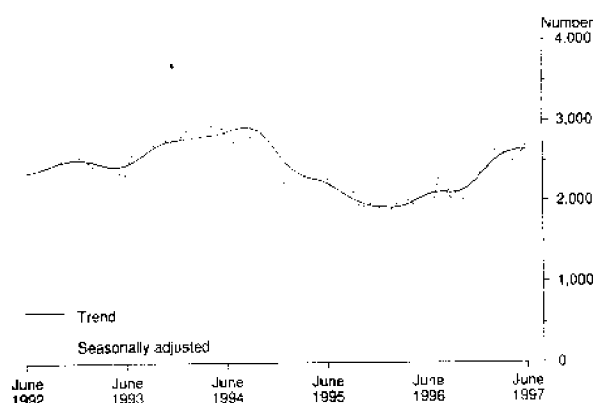
BUILDING APPROVALS, VICTORIA, JUNE 1997

MAIN FEATURES

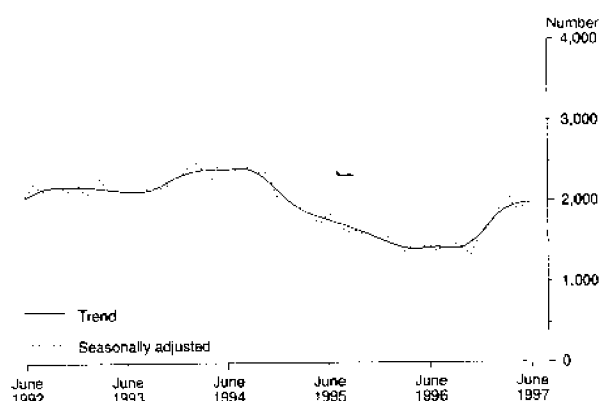
NUMBER OF DWELLING UNITS APPROVED

	June 1996	May 1997	June 1997	June 1996 to June 1997 change	May 1997 to June 1997 change
Original series	1,967	2,687	2,611	32.7%	-2.8%
Seasonally adjusted	2,046	2,512	2,717	32.8%	8.2%
Trend estimate	2,077	2,642	2,642	27.2%	0.0%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- In original terms 2,611 dwelling units were approved in June. Of the total 1,858 were new private sector houses and 440 were new private other residential dwelling units.
- The trend for total dwelling units approved has flattened following a period of growth originating in early 1996.
- The value of new residential building approvals was \$272.4 million. The value of alterations and additions to residential buildings was \$74.2 million.
- There were 28,038 dwelling units approved in 1996-97, 18.3% more than the 23,707 approved in 1995-96.

Non-residential building

- The value of non-residential projects approved in June was \$392.9 million. The largest category was educational with \$171.2 million, followed by other business premises at \$75.9 million and miscellaneous at \$49.2 million.
- There were 8 projects valued at \$5 million and over, including a \$150 million museum, and 25 projects valued at between \$1 million and \$5 million.

Following the changes made to Victorian data in the last issue, a revision has now been made to selected series for Victoria for the month of May 1997. In total an additional 200 new dwellings have been included. Additional alterations and additions to residential buildings and non-residential work have also been included.

Following further reanalysis of relationships between Australian and State series, and a further reanalysis of seasonal factors, seasonally adjusted and trend series have been revised.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Adelaide (08) 8237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months January to June 1997.

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

To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (July 1997) 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 sector houses approved (the first table) were to increase by 5% in July 1997, the trend estimate for that month would be 1,952, a movement of -0.3%. The monthly movements in the trend estimates for April, May and June 1997 which are currently estimated to be 2.6%, 1.2% and -0.3% respectively, would be revised to 2.2%, 0.7% and 0.0%. On the other hand, a 5% seasonally adjusted decline in the number of private sector houses approved in July 1997 would produce a trend estimate for that month of 1,867, a movement of -1.8%, with the movements in the trend estimates for April, May and June 1997, being revised to 1.5%, -0.4% and -1.4% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if July 1997 seasonally adjusted estimate			
			is up 5% on June 1997		is down 5% on June 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
January	1,703	7.5	1,704	7.6	1,708	7.9
February	1,816	6.7	1,819	6.7	1,826	6.9
March	1,901	4.7	1,902	4.6	1,906	4.4
April	1,950	2.6	1,944	2.2	1,935	1.5
May	1,973	1.2	1,958	0.7	1,928	-0.4
June	1,968	-0.3	1,958	0.0	1,902	-1.4
July	n.y.a.	n.y.a.	1,952	-0.3	1,867	-1.8

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if July 1997 seasonally adjusted estimate			
			is up 7% on June 1997		is down 7% on June 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
January	2,378	5.2	2,374	5.0	2,382	5.4
February	2,493	4.8	2,485	4.7	2,499	4.9
March	2,571	3.1	2,569	3.3	2,575	3.1
April	2,613	1.7	2,619	2.0	2,602	1.1
May	2,642	1.1	2,661	1.6	2,603	0.0
June	2,642	0.0	2,704	1.6	2,596	-0.3
July	n.y.a.	n.y.a.	2,734	1.1	2,571	-1.0

TABLE 1. 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 (b)									
1994-95	17,816	307	18,123	3,100	581	3,681	1,330	22,240	894	23,134
1995-96	12,690	345	13,035	2,986	723	3,709	617	16,275	1,086	17,361
1996-97	13,847	136	13,983	5,943	311	6,254	1,189	20,925	501	21,426
1996—										
April	910	33	943	267	100	367	66	1,235	141	1,376
May	1,056	33	1,089	400	11	411	5	1,461	44	1,505
June	964	8	972	439	11	450	12	1,415	19	1,434
July	1,033	22	1,055	507	106	613	19	1,558	129	1,687
August	1,135	18	1,153	773	34	807	47	1,955	52	2,007
September	1,012	5	1,017	263	52	315	30	1,305	57	1,362
October	1,037	9	1,046	646	22	668	116	1,799	31	1,830
November	907	4	911	390	17	407	40	1,337	21	1,358
December	999	9	1,008	271	8	279	208	1,478	17	1,495
1997—										
January	939	33	972	642	4	646	24	1,605	37	1,642
February	1,140	4	1,144	626	5	631	223	1,989	9	1,998
March	1,385	12	1,397	482	—	482	36	1,895	20	1,915
April	1,419	20	1,439	427	36	463	76	1,921	57	1,978
May	1,480	—	1,480	494	23	517	70	2,044	23	2,067
June	1,361	—	1,361	422	4	426	300	2,039	48	2,087
VICTORIA										
1994-95	25,284	601	25,885	3,225	808	4,033	1,347	29,849	1,416	31,265
1995-96	18,425	464	18,889	3,218	937	4,155	663	22,277	1,430	23,707
1996-97	19,777	213	19,990	6,424	384	6,808	1,240	27,384	654	28,038
1996—										
April	1,348	40	1,388	286	113	399	83	1,698	172	1,870
May	1,540	53	1,593	448	42	490	12	2,000	95	2,095
June	1,435	22	1,457	477	19	496	14	1,926	41	1,967
July	1,511	34	1,545	533	109	642	22	2,065	144	2,209
August	1,578	24	1,602	825	42	867	53	2,456	66	2,522
September	1,476	8	1,484	304	63	367	43	1,823	71	1,894
October	1,560	19	1,579	712	22	734	120	2,392	41	2,433
November	1,406	7	1,413	426	39	465	43	1,875	46	1,921
December	1,446	18	1,464	317	8	325	216	1,976	29	2,005
1997—										
January	1,395	34	1,429	674	16	690	25	2,094	50	2,144
February	1,659	10	1,669	665	7	672	225	2,549	17	2,566
March	1,922	12	1,934	513	—	513	37	2,464	20	2,484
April	1,951	29	1,980	454	48	502	80	2,484	78	2,562
May	2,015	11	2,026	561	26	587	74	2,650	37	2,687
June	1,858	7	1,865	440	4	444	302	2,556	55	2,611

(a) Includes Conversions, etc. See paragraphs 11-13 of the Explanatory Notes. (b) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onwards.

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

New residential building														
Period	Houses			Other residential buildings			Total			Alterations and additions to residential buildings	Non-residential building		Total building	
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Total	Private sector	Total
MELBOURNE STATISTICAL DIVISION (a)														
1994-95	1,732.4	23.5	1,755.9	380.7	46.4	427.0	2,113.1	69.8	2,182.9	571.9	1,072.3	1,655.8	3,749.0	4,410.6
1995-96	1,315.8	32.6	1,348.4	308.5	53.9	362.4	1,624.3	86.5	1,710.8	467.2	1,352.5	1,934.5	3,422.5	4,112.5
1996-97	1,591.0	16.6	1,607.6	611.0	19.2	630.2	2,202.0	35.8	2,237.8	584.1	1,505.8	2,282.2	4,266.1	5,104.1
1996														
April	99.1	3.1	102.2	17.9	9.2	27.1	117.0	12.3	129.3	44.8	89.5	136.6	249.4	310.7
May	119.6	2.6	122.2	31.4	0.7	32.1	151.0	3.3	154.4	39.4	154.2	221.6	342.3	415.3
June	106.6	0.6	107.2	34.8	0.5	35.3	141.5	1.1	142.5	35.4	76.2	103.2	251.4	281.1
July	110.8	1.6	112.4	62.7	6.8	69.5	173.5	8.4	181.9	41.8	87.2	105.1	300.6	328.9
August	126.6	1.5	128.1	88.8	2.1	90.9	215.4	3.6	219.0	46.1	118.4	163.2	378.8	428.2
September	114.1	0.9	115.0	21.0	2.2	23.2	135.1	3.0	138.1	42.0	117.8	151.5	294.0	331.6
October	117.6	0.8	118.4	54.6	2.1	56.8	172.3	2.9	175.2	53.3	132.0	175.1	355.7	403.6
November	106.8	0.3	107.1	39.0	0.8	39.8	145.8	1.1	146.9	40.2	130.1	242.8	312.9	430.0
December	114.9	1.4	116.2	24.6	0.5	25.0	139.4	1.8	141.3	39.0	142.8	162.1	317.8	342.4
1997														
January	106.1	5.8	111.9	58.6	0.2	58.9	164.7	6.0	170.7	39.7	169.8	203.7	371.5	414.1
February	134.5	0.4	134.8	57.2	0.2	57.4	191.7	0.6	192.3	65.6	140.4	272.1	394.8	530.0
March	159.2	1.2	160.4	38.3	-	38.3	197.4	1.2	198.6	51.5	120.4	153.7	367.8	403.8
April	165.1	2.9	168.0	36.6	2.9	39.5	201.7	5.8	207.5	52.1	131.0	158.2	382.4	417.8
May	173.3	-	173.3	70.1	1.2	71.3	243.4	1.2	244.7	49.2	107.7	137.9	398.2	431.7
June	162.0	-	162.0	59.5	0.2	59.6	221.5	0.2	221.7	63.7	108.2	356.6	391.6	642.0
VICTORIA														
1994-95	2,383.4	41.9	2,425.3	388.8	59.9	448.7	2,772.2	101.8	2,874.0	685.1	1,274.7	1,975.2	4,717.5	5,534.3
1995-96	1,845.2	42.2	1,887.4	325.9	66.4	392.3	2,171.1	108.7	2,279.7	590.1	1,721.6	2,452.4	4,448.5	5,322.3
1996-97	2,172.2	22.9	2,195.1	644.5	23.8	668.3	2,816.7	46.7	2,863.4	721.2	1,864.3	2,824.9	5,367.6	6,409.5
1996														
April	142.5	3.7	146.3	19.2	9.9	29.0	161.7	13.6	175.3	55.3	107.6	164.7	321.7	395.4
May	165.0	4.2	169.2	35.4	2.3	37.7	200.4	6.6	206.9	53.4	184.7	259.6	433.0	519.9
June	149.7	1.3	151.1	37.6	0.9	38.4	187.3	2.2	189.5	44.5	118.1	171.9	348.1	405.9
July	155.8	2.7	158.5	64.3	7.0	71.3	220.0	9.7	229.8	52.1	109.3	135.3	378.5	417.1
August	168.9	1.8	170.7	93.2	2.8	96.0	262.1	4.6	266.7	54.7	140.5	200.1	455.8	521.4
September	160.3	1.2	161.5	23.5	2.8	26.4	183.8	4.0	187.9	53.3	140.3	182.2	375.8	423.3
October	167.7	1.4	169.1	58.9	2.1	61.0	226.6	3.5	230.2	66.3	153.5	205.5	443.1	502.0
November	155.3	0.5	155.8	41.6	2.3	43.8	196.9	2.8	199.7	52.1	157.7	286.5	402.7	538.3
December	159.2	2.3	161.5	27.7	0.5	28.2	186.9	2.8	189.7	49.4	177.7	221.6	409.5	460.8
1997														
January	152.1	5.9	158.0	61.3	1.0	62.2	213.3	6.9	220.2	50.9	189.9	238.1	450.6	499.3
February	185.0	0.8	185.8	60.1	0.3	60.4	245.1	1.1	246.2	77.5	173.4	359.7	492.2	683.4
March	212.7	1.2	213.9	40.1	-	40.1	252.7	1.2	253.9	64.2	150.7	195.0	466.1	513.2
April	218.7	3.8	222.5	38.2	3.5	41.8	256.9	7.3	264.2	63.8	203.3	238.3	521.3	566.3
May	225.6	0.9	226.5	74.8	1.4	76.2	300.4	2.2	302.6	62.6	136.9	179.6	496.8	544.9
June	210.9	0.4	211.3	60.9	0.2	61.1	271.8	0.6	272.4	74.2	131.1	392.9	474.9	739.5

(a) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onwards.

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

SEASONALLY ADJUSTED AND TREND ESTIMATES (\$m)						
Period	Number of dwelling units (c)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1996—						
April	1,446	1,475	1,846	2,001	188.2	56.1
May	1,427	1,483	1,802	1,908	185.8	47.6
June	1,450	1,468	2,000	2,046	202.9	49.4
July	1,364	1,401	1,887	2,038	205.4	52.3
August	1,489	1,517	2,376	2,457	268.5	55.3
September	1,467	1,478	1,958	2,025	193.9	54.8
October	1,417	1,438	2,123	2,178	198.2	53.3
November	1,323	1,327	1,823	1,858	197.6	49.4
December	1,610	1,625	2,060	2,100	195.2	54.4
1997—						
January	1,690	1,768	2,583	2,631	243.9	59.6
February	1,764	1,779	2,597	2,614	253.0	80.8
March	2,174	2,189	2,620	2,668	306.3	65.2
April	1,908	1,929	2,445	2,485	258.2	63.9
May	1,934	1,945	2,472	2,512	282.9	57.6
June	1,861	1,866	2,654	2,717	281.5	80.5
TREND ESTIMATES						
1996—						
April	1,406	1,439	1,874	1,968	189.8	53.4
May	1,412	1,446	1,921	2,020	198.4	53.1
June	1,423	1,456	1,975	2,077	207.6	52.7
July	1,426	1,455	2,013	2,109	213.1	52.3
August	1,421	1,444	2,027	2,112	213.5	51.8
September	1,413	1,433	2,035	2,106	210.1	51.9
October	1,430	1,449	2,060	2,118	206.9	53.1
November	1,486	1,508	2,122	2,169	208.5	55.5
December	1,584	1,610	2,223	2,261	217.8	58.4
1997						
January	1,703	1,732	2,343	2,378	233.9	61.6
February	1,816	1,844	2,456	2,493	252.6	64.5
March	1,901	1,925	2,532	2,571	267.7	66.6
April	1,949	1,968	2,571	2,613	277.9	68.0
May	1,973	1,987	2,595	2,642	284.9	69.3
June	1,967	1,975	2,593	2,642	289.0	70.2

(a) See paragraphs 17-24 of the Explanatory Notes. (b) Series have been revised due to annual re-analysis of seasonal adjustment factors. (c) Includes Conversions, etc. See paragraphs 11-13 of the Explanatory Notes.

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

(\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	2,354.9	2,411.2	367.3	2,778.5	595.4	2,330.2	3,148.6	5,672.0	6,522.5
1994-95	2,220.1	2,259.0	543.9	2,802.9	637.9	1,564.3	2,423.5	4,960.2	5,864.3
1995-96	1,693.2	1,731.8	465.6	2,197.5	541.3	2,071.2	2,950.4	4,742.7	5,689.1
1995— Dec. qtr.	429.8	442.7	124.7	567.5	135.1	675.2	924.7	1,349.8	1,627.3
1996— Mar. qtr.	364.6	368.5	133.8	502.2	141.0	440.9	659.3	1,074.7	1,302.5
June qtr.	418.7	427.2	124.2	551.4	140.3	491.5	714.0	1,170.7	1,405.7
Sept. qtr.	443.3	448.5	228.3	676.8	146.2	465.9	618.3	1,286.1	1,441.4
Dec. qtr.	441.3	445.1	156.3	601.4	153.6	581.3	848.6	1,339.8	1,603.6
1997 — Mar. qtr.	428.9	436.0	167.8	603.8	154.2	510.4	828.4	1,276.9	1,586.4

(a) Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

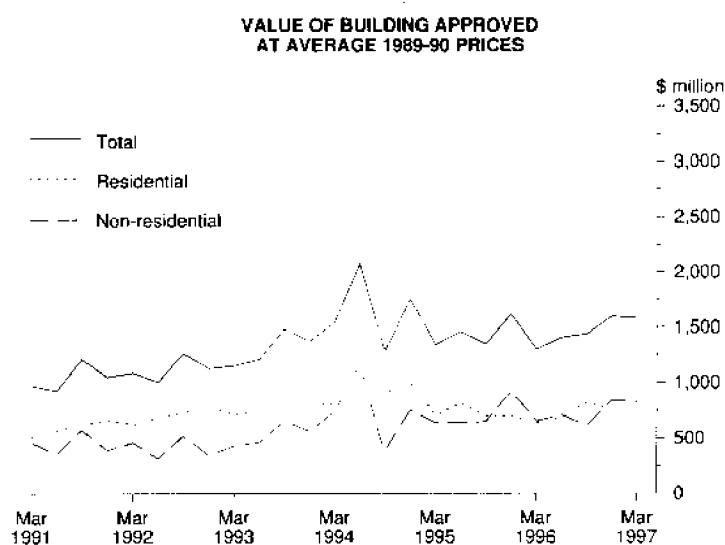


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1997						
	1994-95	1995-96	1996-97	March	April	May	June
PRIVATE SECTOR							
New houses	2,383.4	1,845.2	2,172.2	212.7	218.7	225.6	210.9
New other residential buildings	388.8	325.9	644.5	40.1	38.2	74.8	60.9
Total new residential building	2,772.2	2,171.1	2,816.7	252.7	256.9	300.4	271.8
Alterations and additions to residential buildings	670.6	555.8	686.6	62.7	61.1	59.6	71.9
Hotels, etc.	47.0	135.2	156.0	4.1	5.1	1.5	18.7
Shops	351.0	365.0	373.5	31.3	65.7	38.0	16.4
Factories	206.8	227.6	358.4	35.4	23.2	24.1	26.0
Offices	238.1	301.0	279.7	28.3	22.3	37.6	16.5
Other business premises	165.0	265.1	309.9	28.0	26.2	14.4	23.7
Educational	77.4	80.6	73.7	8.7	3.1	3.1	11.0
Religious	15.4	7.5	15.4	0.1	1.4	1.8	1.5
Health	49.2	68.6	128.7	6.5	45.4	7.6	7.9
Entertainment and recreational	81.9	136.2	47.1	1.9	2.7	3.4	1.4
Miscellaneous	42.9	134.7	122.1	6.2	8.1	5.4	8.0
Total non-residential building	1,274.7	1,721.6	1,864.3	150.7	203.3	136.9	131.1
Total	4,717.5	4,448.5	5,367.6	466.1	521.3	496.8	474.9
PUBLIC SECTOR							
New houses	41.9	42.2	22.9	1.2	3.8	0.9	0.4
New other residential buildings	59.9	66.4	23.8	—	3.5	1.4	0.2
Total new residential building	101.8	108.7	46.7	1.2	7.3	2.2	0.6
Alterations and additions to residential buildings	14.4	34.3	34.6	1.6	2.7	3.1	2.3
Hotels, etc.	1.1	1.2	1.7	—	—	0.5	—
Shops	7.7	25.5	18.3	—	2.4	0.1	0.3
Factories	12.4	3.0	21.4	—	0.1	0.4	0.4
Offices	123.1	118.0	126.9	5.3	6.7	12.5	2.0
Other business premises	53.3	75.7	64.7	0.4	0.1	5.4	52.2
Educational	226.3	284.3	339.0	23.3	8.7	14.8	160.2
Religious	—	—	—	—	—	—	—
Health	71.8	68.0	130.2	9.9	5.7	2.3	1.8
Entertainment and recreational	148.6	115.3	43.2	2.6	4.7	3.6	3.6
Miscellaneous	56.2	39.9	215.1	2.8	6.6	3.0	41.2
Total non-residential building	700.5	730.8	960.6	44.3	35.0	42.7	261.8
Total	816.7	873.8	1,041.9	47.1	45.0	48.0	264.6
TOTAL							
New houses	2,425.3	1,887.4	2,195.1	213.9	222.5	226.5	211.3
New other residential buildings	448.7	392.3	668.3	40.1	41.8	76.2	61.1
Total new residential building	2,874.0	2,279.7	2,863.4	253.9	264.2	302.6	272.4
Alterations and additions to residential buildings	685.1	590.1	721.2	64.2	63.8	62.6	74.2
Hotels, etc.	48.1	136.4	157.7	4.1	5.1	2.0	18.7
Shops	358.8	390.4	391.8	31.3	68.1	38.1	16.7
Factories	219.2	230.6	379.8	35.4	23.3	24.5	26.4
Offices	361.2	419.0	406.6	33.6	28.9	50.1	18.6
Other business premises	218.3	340.8	374.6	28.4	26.3	19.9	75.9
Educational	303.7	364.9	412.7	32.1	11.8	17.9	171.2
Religious	15.4	7.5	15.4	0.1	1.4	1.8	1.5
Health	121.0	136.6	258.8	16.4	51.2	9.9	9.6
Entertainment and recreational	230.4	251.5	90.2	4.6	7.4	6.9	5.0
Miscellaneous	99.0	174.6	337.2	9.0	14.8	8.4	49.2
Total non-residential building	1,975.2	2,452.4	2,824.9	195.0	238.3	179.6	392.9
Total	5,534.3	5,322.3	6,409.5	513.2	566.3	544.9	739.5

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

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.												
1997 April	4	0.3	4	1.0	1	0.7	1	3.1	—	—	10	5.1
May	6	0.7	1	0.3	2	1.0	—	—	—	—	9	2.0
June	8	0.6	1	0.5	1	0.7	—	—	1	16.9	11	18.7
SHOPS												
1997 April	44	3.9	14	4.5	1	0.6	8	19.4	2	39.7	69	68.1
May	56	5.0	15	3.7	8	5.0	9	16.9	1	7.5	89	38.1
June	43	3.9	12	3.9	6	4.4	3	4.5	—	—	64	16.7
FACTORIES												
1997 April	31	2.9	14	4.4	4	2.5	4	7.6	1	6.0	54	23.3
May	37	3.7	10	3.3	5	3.9	6	13.7	—	—	58	24.5
June	31	3.4	14	3.9	8	5.1	2	3.2	2	10.9	57	26.4
OFFICES												
1997 April	56	5.8	15	4.5	15	10.7	5	7.9	—	—	91	28.9
May	45	4.1	22	6.6	5	4.1	8	15.2	3	20.0	83	50.1
June	44	4.4	19	5.7	5	3.3	5	5.3	—	—	73	18.6
OTHER BUSINESS PREMISES												
1997 April	39	4.5	19	4.9	5	3.1	8	13.8	—	—	71	26.3
May	33	3.2	19	5.1	4	2.8	5	8.7	—	—	61	19.9
June	34	3.5	15	4.5	7	4.7	8	18.0	1	45.3	65	75.9
EDUCATIONAL												
1997 April	11	1.2	4	1.3	2	1.8	3	7.4	—	—	20	11.8
May	11	1.1	4	1.4	4	3.2	5	12.2	—	—	24	17.9
June	10	0.9	13	4.9	4	2.5	1	2.5	3	160.4	31	171.2
RELIGIOUS												
1997 April	2	0.3	—	—	2	1.2	—	—	—	—	4	1.4
May	—	—	2	0.8	—	—	1	1.0	—	—	3	1.8
June	4	0.5	1	0.3	1	0.8	—	—	—	—	6	1.5
HEALTH												
1997 April	10	1.0	9	2.9	5	3.0	3	7.6	1	36.8	28	51.2
May	9	1.0	5	1.5	5	3.1	2	4.3	—	—	21	9.9
June	6	0.7	3	0.6	—	—	4	8.3	—	—	13	9.6
ENTERTAINMENT AND RECREATIONAL												
1997 April	8	0.6	1	0.4	2	1.9	2	4.6	—	—	13	7.4
May	10	1.0	8	2.3	2	1.7	1	1.9	—	—	21	6.9
June	12	1.3	5	1.4	3	2.3	—	—	—	—	20	5.0
MISCELLANEOUS												
1997 April	14	1.5	8	2.2	—	—	4	5.5	1	5.5	27	14.8
May	28	2.3	6	1.9	1	0.8	1	3.4	—	—	36	8.4
June	8	0.7	11	3.9	3	1.8	2	4.4	1	38.4	25	49.2
TOTAL NON-RESIDENTIAL BUILDING												
1997 April	219	21.9	88	26.1	37	25.4	38	76.9	5	88.0	387	238.3
May	235	22.0	92	26.9	36	25.7	38	77.5	4	27.5	405	179.6
June	200	19.9	94	29.5	38	25.5	25	46.2	8	271.8	365	392.9

**TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS, JUNE 1997**

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$ '000)</i>	<i>Number</i>	<i>Value (\$ '000)</i>	<i>Number</i>	<i>Value (\$ '000)</i>
MELBOURNE STATISTICAL DIVISION (b)						
Houses —						
Brick, stone or concrete	23	3,488	—	—	23	3,488
Brick-veneer	944	115,874	—	—	944	115,874
Timber	131	12,678	—	—	131	12,678
Fibre cement	8	678	—	—	8	678
Steel, aluminium or other materials	24	2,489	—	—	24	2,489
Not stated	231	26,821	—	—	231	26,821
Total houses	1,361	162,028	—	—	1,361	162,028
Other residential buildings	422	59,474	4	160	426	59,634
Total residential buildings	1,783	221,502	4	160	1,787	221,662
REST OF VICTORIA (b)						
Houses —						
Brick, stone or concrete	11	1,372	—	—	11	1,372
Brick-veneer	326	34,425	—	—	326	34,425
Timber	56	3,830	—	—	56	3,830
Fibre cement	18	1,330	—	—	18	1,330
Steel, aluminium or other materials	37	2,941	—	—	37	2,941
Not stated	49	4,979	7	420	56	5,399
Total houses	497	48,877	7	420	504	49,297
Other residential buildings	18	1,443	—	—	18	1,443
Total residential buildings	515	50,320	7	420	522	50,740
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	34	4,861	—	—	34	4,861
Brick-veneer	1,270	150,299	—	—	1,270	150,299
Timber	187	16,508	—	—	187	16,508
Fibre cement	26	2,008	—	—	26	2,008
Steel, aluminium or other materials	61	5,429	—	—	61	5,429
Not stated	280	31,800	7	420	287	32,220
Total houses	1,858	210,905	7	420	1,865	211,325
Other residential buildings	440	60,917	4	160	444	61,077
Total residential buildings	2,298	271,822	11	580	2,309	272,402

(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JUNE 1997

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	3	—	244	2	—	98	547	2,745	3,095	3,984
North	26	—	2,724	—	—	—	379	—	85	3,188
Total	29	—	2,968	2	—	98	926	2,745	3,180	7,173
Bayside (C)										
Brighton	10	—	1,388	4	—	610	1,531	—	—	3,529
South	34	—	3,802	22	2	2,208	1,209	—	—	7,219
Total	44	—	5,191	26	2	2,818	2,740	—	—	10,748
Boroondara (C)										
Camberwell North	12	—	3,154	7	—	660	426	200	200	4,439
Camberwell South	9	—	1,298	2	—	377	1,724	280	280	3,679
Hawthorn	4	—	630	2	—	195	897	1,046	1,046	2,768
Kew	13	—	2,993	—	—	—	1,154	507	507	4,653
Total	38	—	8,074	11	—	1,232	4,201	2,033	2,033	15,540
Brimbank (C)										
Keilor	66	—	7,027	4	—	203	175	623	623	8,028
Sunshine	12	—	1,180	—	—	—	271	1,784	1,879	3,330
Total	78	—	8,207	4	—	203	446	2,407	2,502	11,358
Cardinia (S)										
North	6	—	525	—	—	—	318	—	100	943
Pakenham	21	—	1,958	4	—	300	195	310	310	2,763
South	2	—	170	—	—	—	100	—	—	270
Total	29	—	2,653	4	—	300	613	310	410	3,976
Casey (C)										
Berwick	108	—	11,137	2	—	90	519	740	1,080	12,826
Cranbourne	17	—	1,323	2	—	125	336	285	385	2,169
Hallam	11	—	1,415	—	—	—	101	215	402	1,918
South	3	—	279	—	—	—	50	—	—	329
Total	139	—	14,155	4	—	215	1,005	1,240	1,867	17,242
Darebin (C)										
Northcote	4	—	387	—	—	—	986	445	445	1,818
Preston	21	—	1,584	3	—	240	627	425	425	2,877
Total	25	—	1,971	3	—	240	1,613	870	870	4,695
Frankston (C)										
East	20	—	1,758	—	—	—	537	50	50	2,345
West	15	—	2,091	—	—	—	621	1,191	1,191	3,903
Total	35	—	3,849	—	—	—	1,158	1,241	1,241	6,248
Glen Eira (C)										
Caulfield	19	—	3,751	12	—	1,079	2,268	1,385	1,785	8,883
South	11	—	1,221	6	—	410	1,346	112	112	3,089
Total	30	—	4,972	18	—	1,489	3,614	1,497	1,897	11,972
Greater Dandenong (C)										
Dandenong	13	—	1,015	4	—	320	61	2,219	2,219	3,615
Balance	14	—	1,508	—	—	—	346	3,374	3,454	5,308
Total	27	—	2,523	4	—	320	407	5,593	5,673	8,923
Hobsons Bay (C)										
Altona	32	—	3,319	10	—	686	334	1,680	1,775	6,114
Williamstown	10	—	1,439	—	—	—	380	200	520	2,339
Total	42	—	4,757	10	—	686	715	1,880	2,295	8,453
Hume (C)										
Broadmeadows	14	—	1,624	—	—	—	303	4,856	4,856	6,783
Craigieburn	49	—	5,042	—	—	—	192	1,000	52,550	57,785
Sunbury	18	—	1,759	—	—	—	263	384	384	2,405
Total	81	—	8,425	—	—	—	758	6,240	57,790	66,972
Kingston (C)										
North	22	—	2,843	6	—	660	954	3,290	3,290	7,748
South	21	—	2,200	14	—	957	350	—	—	3,507
Total	43	—	5,043	20	—	1,617	1,304	3,290	3,290	11,254

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JUNE 1997—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)				
MELBOURNE STATISTICAL DIVISION continued										
Knox (C)										
North	23	—	2,051	3	—	200	1,003	2,320	3,023	6,277
South	51	—	6,600	—	—	—	290	2,135	2,135	9,025
Total	74	—	8,651	3	—	200	1,293	4,455	5,158	15,302
Manningham (C)										
East	8	—	1,188	—	—	—	180	—	—	1,368
West	36	—	4,720	25	—	2,420	229	50	750	8,118
Total	44	—	5,908	25	—	2,420	408	50	750	9,486
Maribyrnong (C)	12	—	1,483	—	2	80	229	6,180	6,930	8,721
Maroondah (C)										
Croydon	27	—	2,782	—	—	—	301	417	417	3,499
Ringwood	10	—	1,137	2	—	150	284	—	—	1,571
Total	37	—	3,919	2	—	150	585	417	417	5,071
Melbourne (C)										
Inner	—	—	—	—	—	—	5,300	9,389	10,339	15,639
Remainder	9	—	1,325	—	—	—	552	5,854	156,571	158,448
Total	9	—	1,325	—	—	—	5,852	15,242	166,909	174,087
Melton (S)										
East	20	—	2,133	—	—	—	10	65	65	2,208
Balance	21	—	2,526	—	—	—	306	1,650	1,650	4,483
Total	41	—	4,660	—	—	—	316	1,715	1,715	6,691
Monash (C)										
South-West	20	—	2,149	—	—	—	247	4,400	4,400	6,795
Waverley East	12	—	1,901	—	—	—	607	—	230	2,738
Waverley West	5	—	744	—	—	—	756	5,842	6,062	7,562
Total	37	—	4,794	—	—	—	1,609	10,242	10,692	17,095
Moonee Valley (C)										
Essendon	18	—	2,303	22	—	2,530	2,111	334	428	7,372
West	12	—	1,599	2	—	160	123	—	—	1,882
Total	30	—	3,902	24	—	2,690	2,234	334	428	9,254
Moreland (C)										
Brunswick	2	—	131	—	—	—	317	1,150	1,150	1,598
Coburg	6	—	1,070	14	—	840	473	390	390	2,773
North	4	—	345	6	—	330	248	193	193	1,116
Total	12	—	1,546	20	—	1,170	1,037	1,733	1,733	5,486
Mornington Peninsula (S)										
East	11	—	901	—	—	—	454	883	883	2,237
South	45	—	4,146	—	—	—	591	186	186	4,923
West	42	—	5,422	11	—	431	504	646	646	7,003
Total	98	—	10,468	11	—	431	1,549	1,715	1,715	14,163
Nillumbik (S)										
South	17	—	1,617	2	—	173	409	288	288	2,486
South-West	10	—	1,348	2	—	70	262	—	—	1,680
Balance	1	—	220	—	—	—	—	—	—	220
Total	28	—	3,184	4	—	243	671	288	288	4,386
Port Phillip (C)										
St Kilda	4	—	311	2	—	167	877	175	645	2,001
West	5	—	705	178	—	36,345	17,890	19,081	19,881	74,821
Total	9	—	1,016	180	—	36,512	18,767	19,256	20,526	76,822
Stonnington (C)										
Prahan	9	—	4,622	10	—	2,627	1,376	635	635	9,260
Malvern	9	—	2,520	10	—	1,400	2,536	2,750	2,750	9,206
Total	18	—	7,142	20	—	4,027	3,912	3,385	3,385	18,466
Whitehorse (C)										
Box Hill	40	—	5,543	8	—	880	1,040	466	466	7,929
Nunawading East	13	—	1,426	—	—	—	477	3,760	3,760	5,663
Nunawading West	17	—	1,969	2	—	134	442	399	399	2,944
Total	70	—	8,937	10	—	1,014	1,959	4,625	4,625	16,535

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JUNE 1997—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)				
MELBOURNE STATISTICAL DIVISION — continued										
Whittlesea (C)										
North	20	—	2,195	—	—	—	20	—	—	2,215
South	75	—	8,476	5	—	360	704	4,755	4,755	14,296
Total	95	—	10,672	5	—	360	724	4,755	4,755	16,511
Wyndham (C)										
North-East	2	—	207	—	—	—	80	—	—	287
Werribee	58	—	5,928	2	—	100	277	355	355	6,660
Balance	2	—	185	—	—	—	—	327	38,702	38,887
Total	62	—	6,320	2	—	100	357	682	39,057	45,834
Yarra (C)										
North	2	—	395	4	—	400	1,465	717	717	2,977
Richmond	—	—	—	6	—	620	495	1,630	2,120	3,235
Total	2	—	395	10	—	1,020	1,960	2,347	2,837	6,212
Yarra Ranges (S) — Pt A (d)										
Central	2	—	165	—	—	—	—	56	56	221
North	—	—	—	—	—	—	93	60	60	153
South-West	41	—	4,753	—	—	—	669	1,347	1,527	6,949
Total	43	—	4,919	—	—	—	762	1,463	1,643	7,324
Melbourne (SD)	1,361	—	162,028	422	4	59,634	63,727	108,228	356,610	641,999
BARWON STATISTICAL DIVISION										
Colac-Otway (S)										
Colac	—	—	—	—	—	—	70	—	—	70
North	1	—	232	—	—	—	57	—	—	289
South	10	—	764	—	—	—	54	486	486	1,303
Total	11	—	996	—	—	—	182	486	486	1,663
Golden Plains (S)										
North-West	4	—	275	—	—	—	98	—	—	373
South-East	11	—	751	—	—	—	31	—	500	1,282
Total	15	—	1,026	—	—	—	129	—	500	1,655
Greater Geelong (C)										
Part A										
Bellarine — Inner	13	—	1,199	—	—	—	301	—	—	1,500
Corio — Inner	18	—	1,646	—	—	—	444	340	490	2,580
Geelong	—	—	—	2	—	105	494	5,760	11,120	11,719
Geelong West	—	—	—	—	—	—	166	52	52	218
Newtown	2	—	294	2	—	302	189	140	140	925
South Barwon — Inner	22	—	2,398	6	—	360	268	1,191	1,191	4,217
Part B	18	—	2,460	2	—	262	294	105	105	3,120
Part C	1	—	80	—	—	—	50	—	—	130
Total	73	—	7,997	12	—	1,029	2,156	7,588	13,098	24,280
Queenscliffe (B)	3	—	402	—	—	—	77	—	—	479
Surf Coast (S)										
East	13	—	1,240	—	—	—	160	500	500	1,901
West	10	—	968	2	—	170	331	—	—	1,469
Total	23	—	2,208	2	—	170	492	500	500	3,370
Barwon (SD)	126	—	12,708	14	—	1,199	3,086	8,574	14,584	31,577

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JUNE 1997 —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)				
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S)										
North	3	—	236	—	—	—	52	—	—	288
South	2	—	249	—	—	—	24	70	70	343
Total	5	—	485	—	—	—	76	70	70	631
Glenelg (S)										
Heywood	1	—	74	—	—	—	—	—	—	74
North	—	—	—	—	—	—	—	—	—	—
Portland	—	—	—	—	—	—	52	—	—	52
Total	1	—	74	—	—	—	52	—	—	126
Moyne (S)										
North-East	—	—	—	—	—	—	—	—	—	—
North-West	—	—	—	—	—	—	17	—	—	17
South	4	—	448	—	—	—	285	—	1,610	2,343
Total	4	—	448	—	—	—	301	—	1,610	2,359
Southern Grampians (S)										
Hamilton	—	—	—	—	—	—	132	—	—	132
Wannon	—	—	—	—	—	—	—	126	126	126
Balance	3	—	313	—	—	—	29	—	—	342
Total	3	—	313	—	—	—	162	126	126	601
Warrnambool (C)	9	—	794	—	—	—	221	247	247	1,262
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
Western District (SD)	22	—	2,114	—	—	—	812	443	2,053	4,979
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	1	—	144	—	—	—	17	—	—	161
Ballarat (C)										
Central	10	—	792	—	—	—	132	730	1,570	2,494
Inner North	14	—	1,267	—	—	—	15	2,400	2,800	4,082
North	—	—	—	—	—	—	—	—	—	—
South	7	—	709	—	—	—	147	195	195	1,050
Total	31	—	2,768	—	—	—	293	3,325	4,565	7,626
Hepburn (S)										
East	7	—	430	2	—	139	327	74	74	970
West	2	—	257	—	—	—	154	—	—	411
Total	9	—	687	2	—	139	481	74	74	1,381
Moorabool (S)										
Bacchus Marsh	9	—	1,020	—	—	—	—	—	200	1,220
Ballan	2	—	144	—	—	—	66	—	—	210
West	1	—	120	—	—	—	18	—	—	138
Total	12	—	1,284	—	—	—	84	—	200	1,568
Pyrenees (S)										
North	1	—	32	—	—	—	—	—	—	32
South	2	—	169	—	—	—	—	—	—	169
Total	3	—	201	—	—	—	—	—	—	201
Central Highlands (SD)	56	—	5,084	2	—	139	875	3,399	4,839	10,937

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JUNE 1997 *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										
Hindmarsh (S)	—	—	—	—	—	—	64	292	292	356
Horsham (RC)										
Central	3	—	295	—	—	—	10	—	—	305
Balance	3	—	249	—	—	—	60	—	—	309
Total	6	—	544	—	—	—	70	—	—	615
Northern Grampians (S)										
St Arnaud	1	—	114	—	—	—	—	—	—	114
Stawell	2	—	230	—	—	—	145	77	77	451
Total	3	—	344	—	—	—	145	77	77	565
West Wimmera (S)	1	—	107	—	—	—	—	—	—	107
Yarriambiack (S)										
North	—	—	—	—	—	—	17	—	—	17
South	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	17	—	—	17
Wimmera (SD)	10	—	995	—	—	—	295	369	369	1,659
MALLEE STATISTICAL DIVISION										
Buloke (S)										
North	—	—	—	—	—	—	—	240	240	240
South	—	—	—	—	—	—	—	—	174	174
Total	—	—	—	—	—	—	—	240	414	414
Gannawarra (S)	5	—	591	—	—	—	12	—	—	603
Mildura (RC)										
Pt A	31	—	2,787	—	—	—	421	2,788	2,888	6,097
Pt B	1	—	45	—	—	—	43	—	—	88
Total	32	—	2,831	—	—	—	464	2,788	2,888	6,184
Swan Hill (RC)										
Central	1	—	105	—	—	—	145	—	—	250
Robinvale	1	—	274	—	—	—	55	50	50	379
Balance	—	—	—	—	—	—	56	—	—	56
Total	2	—	379	—	—	—	256	50	50	685
Mallee (SD)	39	—	3,801	—	—	—	733	3,078	3,352	7,886

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JUNE 1997--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)				
LODDON STATISTICAL DIVISION										
Central Goldfields (S)										
Maryborough	2	—	180	—	—	—	25	—	540	745
Balance	1	—	56	—	—	—	—	—	—	56
Total	3	—	236	—	—	—	25	—	540	801
Greater Bendigo (C)										
Part A										
Central	5	—	487	—	—	—	81	243	243	811
Eaglehawk	3	—	227	—	—	—	19	—	—	246
Inner East	6	—	717	—	—	—	216	—	—	933
Inner North	—	—	—	—	—	—	14	—	—	14
Inner West	—	—	—	—	—	—	—	100	100	100
Strathfieldsaye	6	—	591	—	—	—	44	—	922	1,557
Part B	1	—	118	—	—	—	75	550	550	743
Total	21	—	2,141	—	—	—	449	893	1,815	4,404
Loddon (S)										
North	—	—	—	—	—	—	—	—	—	—
South	2	—	155	—	—	—	114	160	160	429
Total	2	—	155	—	—	—	114	160	160	429
Macedon Ranges (S)										
Kyneton	3	—	316	—	—	—	76	—	—	392
Romsey	9	—	813	—	—	—	—	—	154	967
Balance	8	—	1,199	—	—	—	312	—	—	1,511
Total	20	—	2,327	—	—	—	388	—	154	2,870
Mount Alexander (S)										
Castlemaine	2	—	141	—	—	—	32	—	—	174
Balance	1	—	58	—	—	—	38	—	—	96
Total	3	—	199	—	—	—	70	—	—	269
Loddon-Campaspe (SD)	49	—	5,059	—	—	—	1,046	1,053	2,669	8,774

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JUNE 1997 - 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)										
Echuca	—	—	—	—	—	—	—	—	—	—
Kyabram	1	—	129	—	—	—	32	636	1,396	1,557
Rochester	1	—	65	—	—	—	27	—	—	92
South	—	—	—	—	—	—	71	—	—	71
Total	2	—	194	—	—	—	130	636	1,396	1,720
Delatite (S)										
Benalla	1	—	96	—	—	—	201	50	450	747
North	—	—	—	—	—	—	—	—	—	—
South	9	—	809	—	—	—	156	150	150	1,114
Total	10	—	904	—	—	—	357	200	600	1,861
Greater Shepparton (C)										
Part A	8	—	897	—	—	—	176	144	144	1,217
Part B										
East	10	—	884	—	—	—	18	—	—	902
West	2	—	245	—	—	—	27	—	—	272
Total	20	—	2,025	—	—	—	221	144	144	2,391
Mitchell (S)										
North	4	—	741	—	—	—	28	400	400	1,169
South	6	—	680	2	—	105	205	—	—	990
Total	10	—	1,420	2	—	105	233	400	400	2,158
Moira (S)										
East	2	—	193	—	—	—	87	—	—	279
West	7	—	732	—	—	—	86	170	170	988
Total	9	—	924	—	—	—	173	170	170	1,267
Murrindindi (S)										
East	—	—	—	—	—	—	115	—	—	115
West	4	—	392	—	—	—	65	172	172	629
Total	4	—	392	—	—	—	180	172	172	744
Strathbogie (S)	2	—	155	—	—	—	50	—	—	205
Goulburn (SD)	57	—	6,016	2	—	105	1,343	1,722	2,882	10,347
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	4	—	372	—	—	—	47	—	—	419
West	—	—	—	—	—	—	62	—	—	62
Total	4	—	372	—	—	—	109	—	—	481
Indigo (S)										
Part A	4	—	517	—	—	—	32	—	—	549
Part B	—	—	—	—	—	—	20	—	—	20
Total	4	—	517	—	—	—	52	—	—	569
Wangaratta (RC)										
Central	3	—	429	—	—	—	114	2,485	2,485	3,028
North	5	—	511	—	—	—	20	—	—	531
South	3	—	180	—	—	—	37	—	—	217
Total	11	—	1,120	—	—	—	171	2,485	2,485	3,776
Towong (S)										
Part A	—	—	—	—	—	—	—	—	450	450
Part B	2	—	142	—	—	—	—	125	125	267
Total	2	—	142	—	—	—	—	125	575	717
Wodonga (RC)	18	7	2,150	—	—	—	125	55	55	2,330
Ovens-Murray (SD)	39	7	4,302	—	—	—	456	2,665	3,115	7,873

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JUNE 1997—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	18	—	1,800	—	—	—	111	—	64	1,975
Orbost	4	—	221	—	—	—	20	—	—	241
South-West	4	—	400	—	—	—	21	—	—	422
Balance	—	—	—	—	—	—	10	—	—	10
Total	26	—	2,421	—	—	—	162	—	64	2,647
Wellington (S)										
Alberton	2	—	92	—	—	—	52	—	—	144
Avon	1	—	100	—	—	—	25	—	—	125
Maffra	5	—	679	—	—	—	193	77	77	949
Rosedale	5	—	259	—	—	—	146	—	—	406
Sale	7	—	693	—	—	—	210	390	390	1,293
Total	20	—	1,824	—	—	—	627	467	467	2,917
East Gippsland (SD)	46	—	4,245	—	—	—	789	467	531	5,564
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)										
Phillip Island	13	—	792	—	—	—	308	—	—	1,100
Balance	12	—	945	—	—	—	99	—	745	1,788
Total	25	—	1,736	—	—	—	407	—	745	2,888
Baw Baw (S)										
Part A	—	—	—	—	—	—	—	—	—	—
Part B										
East	—	—	—	—	—	—	56	—	—	56
West	10	—	1,449	—	—	—	188	100	100	1,737
Total	10	—	1,449	—	—	—	244	100	100	1,793
La Trobe (S)										
Moe	2	—	207	—	—	—	97	—	—	303
Morwell	2	—	255	—	—	—	31	283	283	569
Traralgon	4	—	476	—	—	—	115	760	760	1,352
Balance	—	—	—	—	—	—	—	—	—	—
Total	8	—	938	—	—	—	243	1,043	1,043	2,224
South Gippsland (S)										
Central	6	—	480	—	—	—	134	—	—	614
East	3	—	285	—	—	—	10	—	—	295
West	1	—	84	—	—	—	20	—	—	104
Total	10	—	849	—	—	—	164	—	—	1,012
Yarra Ranges (S) — Pt B (d)	—	—	—	—	—	—	—	—	—	—
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	53	—	4,972	—	—	—	1,058	1,143	1,888	7,918
VICTORIA										
Victoria	1,858	7	211,325	440	4	61,077	74,219	131,142	392,893	739,514

(a) For details of changes to Statistical Local Areas, please refer to paragraphs 28-30 of the Explanatory Notes. (b) Excludes Conversions, etc. (c) Details relating to individual classes of building are available on request. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Three of these are included in the Melbourne Statistical Division and one is included in the Gippsland Statistical Division. Approvals data for these SLAs are shown in Table 8 under the relevant Statistical Divisions.

TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS (a), JUNE 1997

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)				
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION										
Greater Geelong (C) —										
— Ballarine — Inner	13	—	1,199	—	—	—	301	—	—	1,500
— Corio — Inner	18	—	1,646	—	—	—	444	340	490	2,580
— Geelong	—	—	—	2	—	105	494	5,760	11,120	11,719
— Geelong West	—	—	—	—	—	—	166	52	52	218
— Newtown	2	—	294	2	—	302	189	140	140	925
— South Barwon — Inner	22	—	2,398	6	—	360	268	1,191	1,191	4,217
Greater Geelong City Part A (SSD)	55	—	5,537	10	—	767	1,862	7,483	12,993	21,160
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) —										
— Central	10	—	792	—	—	—	132	730	1,570	2,494
— Inner North	14	—	1,267	—	—	—	15	2,400	2,800	4,082
— North	—	—	—	—	—	—	—	—	—	—
— South	7	—	709	—	—	—	147	195	195	1,050
Ballarat City (SSD)	31	—	2,768	—	—	—	293	3,325	4,565	7,626
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) — Pt A	31	—	2,787	—	—	—	421	2,788	2,888	6,097
Mildura Rural City Part A (SSD)	31	—	2,787	—	—	—	421	2,788	2,888	6,097
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
— Central	5	—	487	—	—	—	81	243	243	811
— Eaglehawk	3	—	227	—	—	—	19	—	—	246
— Inner East	6	—	717	—	—	—	216	—	—	933
— Inner North	—	—	—	—	—	—	14	—	—	14
— Inner West	—	—	—	—	—	—	—	100	100	100
— Strathfieldsaye	6	—	591	—	—	—	44	—	922	1,557
Greater Bendigo City Part A (SSD)	20	—	2,022	—	—	—	374	343	1,265	3,661
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	8	—	897	—	—	—	176	144	144	1,217
Shepparton City Part A (SSD)	8	—	897	—	—	—	176	144	144	1,217
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) — Pt A	4	—	517	—	—	—	32	—	—	549
Towong (S) — Pt A	—	—	—	—	—	—	—	—	450	450
Wodonga (RC)	18	7	2,150	—	—	—	125	55	55	2,330
Wodonga (SSD)	22	7	2,667	—	—	—	156	55	505	3,328
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
— Moe	2	—	207	—	—	—	97	—	—	303
— Morwell	2	—	255	—	—	—	31	283	283	569
— Traralgon	4	—	476	—	—	—	115	760	760	1,352
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	8	—	938	—	—	—	243	1,043	1,043	2,224

(a) For details of changes to Statistical Local Areas and Statistical Subdivisions, please refer to paragraphs 28-30 of the Explanatory Notes. (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 (a)**
(\$'000)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educa- tional</i>	<i>Religious</i>	<i>Health</i>	<i>Enterta- inment and recreati- onal</i>	<i>Miscel- laneous</i>	<i>Total</i>
MELBOURNE STATISTICAL DIVISION											
1994-95	27,930	314,547	180,794	326,322	186,075	231,103	10,880	84,398	208,521	85,198	1,655,767
1995-96	119,585	286,401	150,986	379,055	282,968	308,468	6,152	77,392	222,735	100,765	1,934,508
1996-97	147,318	326,179	266,364	355,493	324,735	323,718	13,059	176,631	64,177	284,513	2,282,187
1996 April	4,124	16,154	9,948	29,450	13,145	38,341	--	12,281	4,621	8,527	136,592
May	5,094	62,836	10,520	29,256	29,428	47,387	1,687	8,735	17,108	9,516	221,569
June	380	14,219	10,511	33,825	11,382	13,573	70	7,878	6,264	5,132	103,233
1997 April	3,733	59,682	11,616	25,081	17,835	10,246	1,345	12,247	3,854	12,564	158,204
May	975	31,498	17,521	40,299	16,833	11,013	1,822	6,961	4,825	6,156	137,903
June	17,903	14,005	18,028	17,288	71,348	162,484	946	5,250	2,602	46,754	356,610
BARWON STATISTICAL DIVISION											
1994-95	11,770	10,598	10,028	9,922	6,010	28,427	685	1,334	8,698	797	88,270
1995-96	1,550	20,026	23,299	6,910	12,502	13,382	179	9,806	5,190	2,627	95,471
1996-97	2,404	22,713	20,618	13,001	5,978	13,155	329	12,552	4,271	2,731	97,753
1996 April	350	80	640	1,030	506	644	--	--	1,575	315	5,140
May	-	1,963	130	--	565	50	--	3,192	470	1,000	7,370
June	150	3,050	500	1,179	500	110	--	--	335	160	5,984
1997 April	--	645	6,170	374	332	478	--	250	--	59	8,309
May	524	1,890	-	422	272	700	--	1,092	--	270	5,170
June	598	580	5,640	210	900	5,500	--	--	565	591	14,584
WESTERN DISTRICT STATISTICAL DIVISION											
1994-95	100	2,313	3,908	2,075	1,558	2,609	1,000	2,350	2,632	105	18,651
1995-96	3,842	3,389	7,189	2,440	913	5,471	159	10,786	984	2,802	37,975
1996-97	140	2,899	22,739	2,578	3,860	512	273	6,384	819	3,001	43,206
1996 April	--	54	78	--	--	50	--	--	55	50	287
May	--	60	4,942	310	317	3,338	--	70	50	1,171	10,258
June	--	200	--	315	66	188	--	--	221	--	990
1997 April	--	300	11,143	136	1,715	--	--	--	--	--	13,294
May	--	100	2,550	50	281	--	--	--	101	1,067	4,149
June	--	157	70	--	90	--	--	1,736	--	--	2,053
CENTRAL HIGHLANDS STATISTICAL DIVISION											
1994-95	4,270	4,679	4,417	7,917	2,273	8,054	410	897	1,065	2,658	36,640
1995-96	2,013	11,551	2,796	5,284	4,524	3,441	--	8,433	3,802	2,885	44,730
1996-97	985	6,701	4,942	4,417	2,872	11,397	--	3,027	7,359	1,299	42,998
1996 April	86	1,231	--	150	--	271	--	240	244	387	2,609
May	--	320	232	--	160	601	--	2,140	469	350	4,272
June	88	205	--	66	560	327	--	5,145	--	100	6,491
1997 April	250	--	65	--	175	--	--	450	950	--	1,890
May	330	--	200	--	--	--	--	--	--	--	530
June	--	515	2,200	760	80	400	--	--	884	--	4,839

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educa- tional</i>	<i>Religious</i>	<i>Health</i>	<i>Enterta- inment and recreati- onal</i>	<i>Miscel- laneous</i>	<i>Total</i>
WIMMERA STATISTICAL DIVISION											
1994-95	65	490	1,004	216	610	3,437	283	17,786	305	860	25,057
1995-96	172	442	1,275	2,831	648	2,899		1,220	2,220	1,605	13,312
1996-97	227	1,089	2,044	1,889	970	185	292	1,810	1,209	1,246	10,961
1996 April	—	—	—	645	264	—	—	—	—	—	909
May	—	—	110	745	—	330	—	—	295	839	2,319
June	50	180	360	441	54	2,389	—	1,220	—	254	4,947
1997 April	—	—	236	306	222	—	—	—	—	—	764
May	—	122	—	107	200	—	—	210	50	—	689
June	—	—	—	77	—	—	292	—	—	—	369
MALLEE STATISTICAL DIVISION											
1994-95	845	1,365	735	1,245	1,123	6,215	—	774	80	86	12,468
1995-96	420	6,511	3,685	3,312	2,544	5,527	112	1,838	1,368	1,318	26,635
1996-97	217	4,179	2,314	1,197	7,170	7,059	171	1,346	77	1,596	25,325
1996 April	—	110	52	260	270	930	—	1,256	—	65	2,943
May	—	—	159	379	—	350	—	—	508	120	1,516
June	—	2,758	175	60	140	—	—	—	320	—	3,453
1997 April	—	480	—	57	368	130	51	—	—	—	1,086
May	—	120	255	583	620	—	—	817	—	70	2,465
June	—	150	—	50	2,481	420	—	174	77	—	3,352
LODDON STATISTICAL DIVISION											
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996-97	70	1,975	2,226	2,277	4,154	9,412	358	5,575	2,122	14,385	42,555
1996 April	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
June	—	160	345	415	320	2,291	—	—	500	705	4,735
1997 April	—	—	—	134	150	371	—	—	—	185	840
May	—	120	272	176	249	860	—	124	929	250	2,979
June	—	140	—	103	260	922	—	—	154	1,090	2,669
GOULBURN STATISTICAL DIVISION											
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996-97	3,415	5,784	14,392	5,196	12,342	22,237	681	2,117	2,757	15,385	84,307
1996 April	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
June	—	150	214	1,432	220	1,296	—	7,863	1,300	2,493	14,968
1997 April	—	2,634	463	1,734	855	—	—	—	50	—	5,736
May	—	—	980	—	115	4,212	—	—	431	—	5,738
June	150	155	400	—	609	856	312	—	—	400	2,882

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educa- tional</i>	<i>Religious</i>	<i>Health</i>	<i>Enterta- inment and recreati- onal</i>	<i>Miscel- laneous</i>	<i>Total</i>
OVENS MURRAY STATISTICAL DIVISION											
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996-97	2,292	3,643	3,672	9,395	2,136	2,448	60	5,945	973	2,796	33,362
1996 April	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
June	—	155	—	—	2,000	2,246	—	100	—	—	4,501
1997 April	1,040	300	280	—	580	—	—	—	—	50	2,250
May	85	166	50	8,300	372	—	—	650	610	—	10,233
June	—	180	—	—	—	450	—	2,485	—	—	3,115
EAST GIPPSLAND STATISTICAL DIVISION											
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996-97	105	4,259	725	867	3,036	6,699	—	2,577	558	2,027	20,852
1996 April	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
June	461	149	—	120	120	170	—	—	—	—	1,020
1997 April	—	305	—	—	860	380	—	615	—	—	2,160
May	105	67	—	—	—	1,093	—	—	—	134	1,399
June	—	60	—	—	141	—	—	—	—	330	531
GIPPSLAND STATISTICAL DIVISION											
1994-95	1,412	9,754	6,871	5,081	4,511	3,630	152	284	2,495	3,146	37,337
1995-96	1,050	7,931	22,345	1,883	4,728	7,258	90	530	4,389	1,900	52,104
1996-97	406	7,470	21,709	9,113	3,986	17,199	165	2,997	3,371	6,407	72,825
1996 April	—	1,160	216	—	—	51	—	—	—	203	1,631
May	200	611	90	125	—	—	90	—	291	180	1,587
June	—	676	20,087	275	100	70	—	—	200	173	21,581
1997 April	—	140	75	—	600	96	—	165	110	1,486	2,672
May	—	3,585	—	157	540	—	—	80	—	384	4,746
June	—	760	100	94	—	190	—	—	744	—	1,888
TOTAL VICTORIA											
1994-95	48,126	358,756	219,224	361,187	218,315	303,732	15,351	121,046	230,444	99,015	1,975,197
1995-96	136,388	390,446	230,616	419,038	340,836	364,917	7,476	136,564	251,475	174,633	2,452,389
1996-97	157,717	391,758	379,818	406,619	374,625	412,716	15,388	258,849	90,245	337,199	2,824,935
1996 April	5,662	21,100	13,179	34,288	16,083	40,825	—	17,136	6,708	9,757	164,740
May	5,994	68,460	17,213	32,435	33,286	52,351	1,777	15,117	19,266	13,676	259,577
June	1,129	21,902	32,192	38,127	15,461	22,660	70	22,206	9,140	9,017	171,904
1997 April	5,110	68,098	23,345	28,942	26,286	11,811	1,396	51,184	7,414	14,754	238,341
May	2,019	38,128	24,541	50,094	19,854	17,878	1,822	9,934	6,946	8,410	179,626
June	18,651	16,702	26,438	18,582	75,909	171,222	1,550	9,646	5,028	49,165	392,893

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

**TABLE 11. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION (b)
JUNE 1997**

New other residential building										
Statistical Division	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Melbourne	1,361	108	128	236	—	16	174	190	426	1,787
Barwon	126	6	8	14	—	—	—	—	14	140
Western District	22	—	—	—	—	—	—	—	—	22
Central Highlands	56	—	2	2	—	—	—	—	2	58
Wimmera	10	—	—	—	—	—	—	—	—	10
Mallee	39	—	—	—	—	—	—	—	—	39
Loddon	49	—	—	—	—	—	—	—	—	49
Goulburn	57	2	—	2	—	—	—	—	2	59
Ovens-Murray	46	—	—	—	—	—	—	—	—	46
East Gippsland	46	—	—	—	—	—	—	—	—	46
Gippsland	53	—	—	—	—	—	—	—	—	53
Victoria	1,865	116	138	254	—	16	174	190	444	2,309
VALUE (\$'000)										
Melbourne	162,028	7,766	13,618	21,384	—	2,000	36,250	38,250	59,634	221,662
Barwon	12,708	360	839	1,199	—	—	—	—	1,199	13,907
Western District	2,114	—	—	—	—	—	—	—	—	2,114
Central Highlands	5,084	—	139	139	—	—	—	—	139	5,223
Wimmera	995	—	—	—	—	—	—	—	—	995
Mallee	3,801	—	—	—	—	—	—	—	—	3,801
Loddon	5,059	—	—	—	—	—	—	—	—	5,059
Goulburn	6,016	105	—	105	—	—	—	—	105	6,121
Ovens-Murray	4,302	—	—	—	—	—	—	—	—	4,302
East Gippsland	4,245	—	—	—	—	—	—	—	—	4,245
Gippsland	4,972	—	—	—	—	—	—	—	—	4,972
Victoria	211,325	8,231	14,596	22,827	—	2,000	36,250	38,250	61,077	272,402

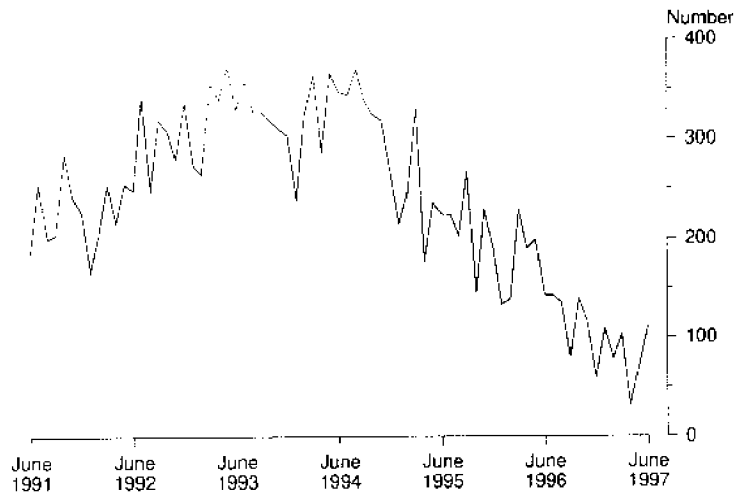
(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

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

Statistical division / subdivision (b)	1994-95	1995-96	1996-97	June 1997
Melbourne (SD)	2,672	1,919	959	88
Greater Geelong City Part A (SSD)	108	70	49	2
Barwon (SD)	164	82	60	5
Western District (SD)	56	26	18	2
Ballarat City (SSD) (c)	n.a.	30	13	8
Central Highlands (SD)	58	39	22	10
Wimmera (SD)	20	7	6	—
Mildura Rural City Part A (SSD)	27	13	11	—
Mallee (SD)	49	19	16	—
Greater Bendigo City Part A (SSD)	54	42	—	—
Loddon (SD) (c)	n.a.	n.a.	5	—
Greater Shepparton City Part A (SSD)	20	7	4	—
Goulburn (SD) (c)	n.a.	n.a.	14	2
Wodonga (SSD) (c)	n.a.	n.a.	2	—
Ovens-Murray (SD) (c)	n.a.	n.a.	5	—
East Gippsland (SD) (c)	n.a.	n.a.	12	4
Latrobe Valley (SSD) (c)	n.a.	n.a.	12	—
Gippsland (SD)	76	57	23	—
Victoria	3,382	2,292	1,140	111

(a) Refer to paragraph 10 of the explanatory notes. (b) As a result of changes to Statistical Division and Statistical Subdivision boundaries, data for periods prior to July 1995 are not directly comparable to data for periods from July 1995 onward. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered.

**DUAL OCCUPANCY DWELLING UNITS APPROVED,
VICTORIA**



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

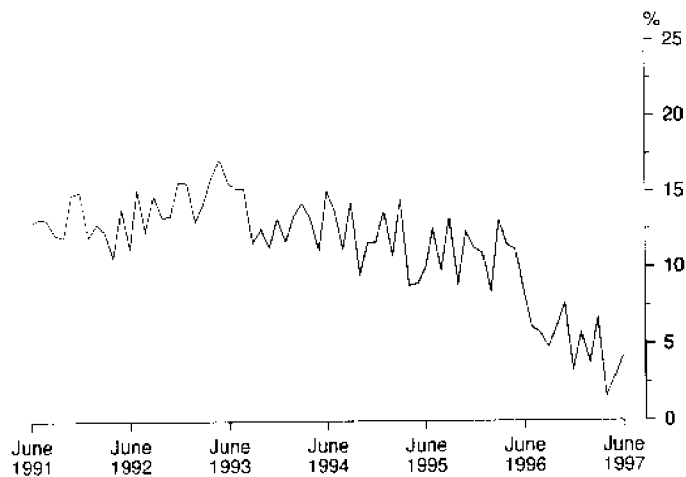


TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area (b) (c)	1994-95	1995-96	1996-97	June 1997
Banyule (C)				
Heidelberg	n.a.	n.a.	8	—
North	n.a.	n.a.	10	—
Total	n.a.	n.a.	18	—
Bayside (C)				
Brighton	87	49	27	—
South	n.a.	n.a.	28	5
Total	n.a.	n.a.	55	5
Boroondara (C)				
Camberwell North	n.a.	n.a.	13	—
Camberwell South	n.a.	n.a.	9	2
Hawthorn	23	8	6	4
Kew	35	24	1	—
Total	174	104	29	6
Brimbank (C)				
Keilor	n.a.	n.a.	72	7
Sunshine	n.a.	n.a.	26	—
Total	n.a.	n.a.	98	7
Cardinia (S)				
Pakenham	n.a.	n.a.	—	—
South	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Casey (C)				
Berwick	n.a.	n.a.	—	—
South	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Darebin (C)				
Northcote	n.a.	n.a.	16	—
Preston	n.a.	n.a.	31	1
Total	n.a.	n.a.	47	1
Frankston (C)				
East	n.a.	n.a.	3	—
West	n.a.	n.a.	6	—
Total	n.a.	n.a.	9	—
Glen Eira (C)				
Caulfield	106	87	73	14
South	n.a.	n.a.	44	2
Total	n.a.	n.a.	117	16
Greater Dandenong (C)				
Dandenong	25	9	17	—
Balance	n.a.	n.a.	21	—
Total	n.a.	n.a.	38	—
Hobsons Bay (C)				
Altona	n.a.	n.a.	32	3
Williamstown	n.a.	n.a.	13	—
Total	n.a.	n.a.	45	3
Hume (C)				
Broadmeadows	n.a.	n.a.	25	—
Craigieburn	n.a.	n.a.	6	—
Sunbury	n.a.	n.a.	5	—
Total	n.a.	n.a.	36	—
Kingston (C)				
North	n.a.	n.a.	35	7
South	n.a.	n.a.	29	—
Total	n.a.	n.a.	64	7
Knox (C)				
Manningham (C)	n.a.	n.a.	—	—
Maribyrnong (C)	n.a.	n.a.	23	1
Maroondah (C)				
Croydon	n.a.	n.a.	14	3
Ringwood	n.a.	n.a.	11	4
Total	n.a.	n.a.	25	7
Melbourne (C)				
Inner	—	—	—	—
Remainder	n.a.	5	2	—
Total	n.a.	5	2	—
Melton (S)				
East	n.a.	n.a.	6	1
Balance	n.a.	n.a.	2	2
Total	n.a.	n.a.	8	3
Monash (C)				
South-West	n.a.	n.a.	56	5
Waverley East	n.a.	n.a.	23	2
Waverley West	n.a.	n.a.	82	3
Total	n.a.	n.a.	161	10

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

Statistical local area (b) (c)	1994-95	1995-96	1996-97	June 1997
Moonee Valley (C)				
Essendon	55	49	—	—
West	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Moreland (C)				
Brunswick	6	10	5	1
Coburg	n.a.	n.a.	4	1
North	n.a.	n.a.	15	—
Total	n.a.	n.a.	24	2
Mornington Peninsula (S)				
East	n.a.	n.a.	3	—
South	14	14	—	—
West	n.a.	n.a.	8	—
Total	n.a.	n.a.	11	—
Nillumbik (S)				
South-West	n.a.	n.a.	—	—
Balance	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Port Phillip (C)				
St Kilda	n.a.	n.a.	—	—
West	n.a.	9	1	—
Total	n.a.	n.a.	1	—
Stonnington (C)				
Prahran	n.a.	n.a.	14	4
Malvern	59	33	19	—
Total	n.a.	n.a.	33	4
Whitehorse (C)				
Box Hill	69	39	36	6
Nunawading East	n.a.	n.a.	12	1
Nunawading West	n.a.	n.a.	30	2
Total	190	116	78	9
Whittlesea (C)	n.a.	n.a.	—	—
Wyndham (C)	n.a.	n.a.	—	—
Yarra (C)				
North	n.a.	n.a.	5	2
Richmond	29	25	14	2
Total	n.a.	n.a.	19	4
Yarra Ranges (S) (d)				
Central	2	3	5	1
North	n.a.	n.a.	2	—
South-West	n.a.	n.a.	11	2
Total	n.a.	n.a.	18	3
Melbourne Statistical Division	2,672	1,919	959	88
Rest of Victoria	710	373	181	23
Total Victoria	3,382	2,292	1,140	111

(a) Refer to paragraph 10 of the Explanatory Notes. (b) As a result of changes to Statistical Division and Statistical Subdivision boundaries, data for periods prior to July 1995 are not directly comparable to data for periods from July 1995 onward. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Approvals data for the three SLAs included in the Melbourne Statistical Division are shown in Table 13. The other SLA is included in the Gippsland Statistical Division.

EXPLANATORY NOTES

INTRODUCTION

1. This publication contains monthly details of building work approved.
2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

SCOPE AND COVERAGE

3. Statistics of building work approved are compiled from:
 - (a) permits issued by local 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.
 - (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).
 - (d) 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.
4. 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 from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).
5. 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.
6. 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
 - (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

DEFINITIONS

7. 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.
8. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. 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 buildings' approved.
9. 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.
 - (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 caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
 - (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 townhouses, duplexes, apartment buildings etc.).

10. 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.

11. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building 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.

12. 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.

13. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of 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.

14. Value 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 differ significantly from the completed value of the building.

BUILDING CLASSIFICATION

15. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. 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.

16. *Functional classification of buildings*: a building is classified according to its intended major function. Hence 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 the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

SEASONAL ADJUSTMENT

17. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

18. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, 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.

19. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

20. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

21. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are normally shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

TREND ESTIMATES

22. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

23. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

24. While the smoothing technique described in paragraphs 22 and 23 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

ESTIMATES AT CONSTANT PRICES

25. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 4. (Note: monthly value data at constant prices are not available.)

26. 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 are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

27. 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 (ASGC)

28. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

29. The 1996 edition of the ASGC includes some changes to Victorian Statistical Divisions (SDs), Statistical Subdivisions (SSDs) and Statistical Local Areas (SLAs). Further details are:

- (a) The Shire of Milawa was renamed to Wangaratta and constituted as a Rural City.
- (b) Western Fringe Melbourne SSD (in Melbourne SD) has been renamed Melton-Wyndham SSD.
- (c) (i) The boundary of the Bendigo Statistical District has been extended to include a part transferred from Greater Bendigo (C) - Part B SLA to Greater Bendigo (C) - Strathfieldsaye SLA. There are consequential changes to Greater Bendigo City Part A and North Loddon SSDs.
- (ii) All SLAs in Greater Bendigo (C) LGA have been redefined. The seven new SLAs are: Greater Bendigo (C) - Central, Greater Bendigo (C) - Eaglehawk, Greater Bendigo (C) - Inner East, Greater Bendigo (C) - Inner North, Greater Bendigo (C) - Inner West, Greater Bendigo (C) - Strathfieldsaye (in Greater Bendigo City Part A SSD) and Greater Bendigo (C) - Part B (in North Loddon SSD).
- (d) The following SLA splits (and boundary changes) have occurred:

- (i) Cardinia (S) - Pakenham has been split into two SLAs, Cardinia (S) - Pakenham (which also includes a part from Cardinia (S) - South) and Cardinia (S) - North
 - (ii) Casey (C) - Berwick lost part to Casey (C) - South; remainder has been split into two SLAs, Casey (C) - Berwick and Casey (C) - Hallam
 - (iii) Casey (C) - South has been split into two SLAs, Casey (C) - South (which also includes a part from Casey (C) - Berwick) and Casey (C) - Cranbourne
 - (iv) Knox (C) has been split into two SLAs, Knox (C) - North and Knox (C) - South
 - (v) Manningham (C) has been split into two SLAs, Manningham (C) - East and Manningham (C) - West
 - (vi) Moira (S) has been split into two SLAs, Moira (S) - East and Moira (S) - West
 - (vii) Nillumbik (S) Bal has been split into two SLAs, Nillumbik (S) - South (which also includes a part from Nillumbik (S) - South-West) and Nillumbik (S) Bal
 - (viii) Pyrenees (S) has been split into two SLAs, Pyrenees (S) - North and Pyrenees (S) - South
 - (ix) Swan Hill (RC) Bal has been split into two SLAs, Swan Hill (RC) - Robinvale and Swan Hill (RC) Bal
 - (x) Whittlesea (C) has been split into two SLAs, Whittlesea (C) - North and Whittlesea (C) - South
 - (xi) Wyndham (C) has been split into three SLAs, Wyndham (C) - North-West, Wyndham (C) - Werribee and Wyndham (C) Bal
- (c) There have been changes between the following boundaries:
- (i) Ballarat (C) - Central and Ballarat (C) - Inner North
 - (ii) Ballarat (C) - Inner North and Ballarat (C) - South
 - (iii) Banyule (C) - Heidelberg and Banyule (C) - North
 - (iv) Colac-Otway (S) - Colac, and Colac-Otway (S) - North
 - (v) East Gippsland (S) - Orbost and East Gippsland (S) Bal
 - (vi) Geelong and Geelong West
 - (vii) Glenelg (S) - Heywood and Glenelg (S) - North
 - (viii) Glenelg (S) - Heywood and Glenelg (S) - Portland
 - (ix) Loddon (S) - North and Loddon (S) - South
 - (x) Macedon Ranges (S) - Kyneton and Macedon Ranges (S) Bal
 - (xi) Maroondah (C) - Croydon and Maroondah (C) - Ringwood
 - (xii) Moonee Valley (C) - Essendon and Moonee Valley (C) - West
 - (xiii) Moyne (S) Bal abolished: split between Moyne (S) - South (renamed to Moyne (S) - South-West) and new SLA Moyne (S) - North-West
 - (xiv) Moyne (S) - South created from Moyne (S) - South-West and the southern part of Moyne (S) Bal
 - (xv) Nillumbik (S) - South-West, and Nillumbik (S) - South
 - (xvi) Surf Coast (S) - East and Surf Coast (S) - West
 - (xvii) Wangaratta (RC) - North (previously Milawa (S) - North) and Wangaratta (RC) - South (previously Milawa (S) - South)
 - (xviii) Wangaratta (RC) - Central renamed from Milawa (S) - Wangaratta
 - (xix) Wellington (S) - Avon and Wellington (S) - Maffra

30. Tables 8, 9 and 13 show approvals statistics according to the new SLA structure for July 1996. Tables 10, 11, 12 and 13 include data for previous periods relating to those geographic areas for which no boundary changes have been made and for SDs to which only minor boundary changes have been made. (Historical data for SDs subject to significant boundary changes can, in some instances, be provided as a special data service. Charges apply for these services.)

31. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout

and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

32. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0) - issued monthly

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) - issued quarterly

Building Activity, Victoria (8752.2) - issued quarterly

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

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34. A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS Office. Selected ABS statistics are available on floppy disk. Further information is available on (06) 252 6684.

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35. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

Stuart Jackson
Regional Director

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