

**BUILDING APPROVALS, VICTORIA,
JULY 1994**

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

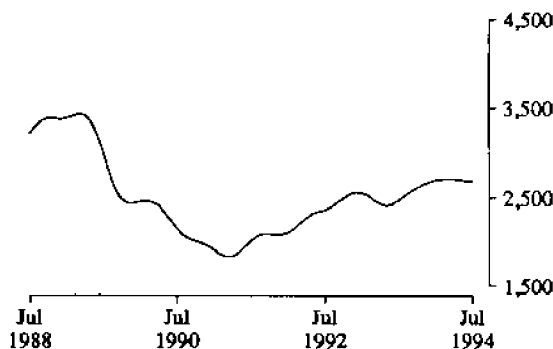
(1) Inclusion in building approval statistics of approvals issued by Registered Private Surveyors following implementation by the Victorian Government of the Building Act 1993 on 1 July 1994 - refer to paragraph 1 of the explanatory notes.

(2) Presentation in Tables 8, 9, 12 and 13 in this publication, of Statistical Local Area and Statistical Sub-division information, which reflects boundary changes implemented by the State Government as part of its ongoing review of local government boundaries. Refer to paragraphs 26 and 27 in the explanatory notes, and the list of boundary changes enclosed with this publication.

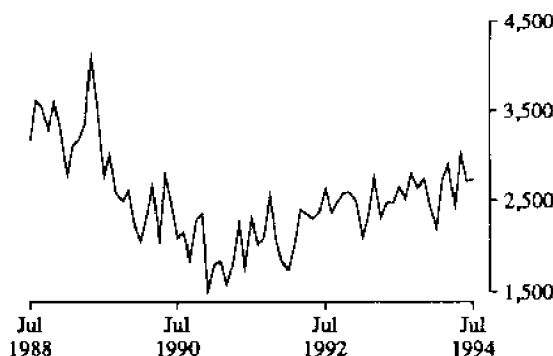
MAIN FEATURES

- Trend estimates of the number of dwelling units approved in July 1994 (2,688) showed a slight decrease from the figure recorded for June 1994 (2,694) and a 9 per cent increase when compared with the figure for July 1993 (2,472). After ten consecutive monthly increases (peaking in March 1994), the trend estimate has decreased slightly over the four months to July 1994.
- In original terms the number of dwelling units approved in July 1994 (2,732) was 1 per cent higher than in June 1994 (2,705) and 3 per cent higher than in July 1993 (2,659).
- The value of non-residential building approved, at current prices, for July 1994 was \$81m, a decrease of 10 per cent when compared with the \$90m recorded for July 1994.

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



**NUMBER OF NEW DWELLING UNITS APPROVED
ORIGINAL**



INQUIRIES

For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnerly on Melbourne (03) 615 7000; or any ABS State office.

For information about other ABS statistics and services contact Information Services on Melbourne (03) 615 7000; or any ABS State office.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months February to July 1994.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 16 and 17 of the Explanatory Notes for a more detailed explanation.

To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates that would result if the movements in the seasonally adjusted estimates for next month (August 1994) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private houses approved (the first to increase by 5 per cent in August 1994, the trend estimate for that month would be 2,453, a movement of 1.3 per cent. The monthly movements in the trend estimates for May, June and July 1994 which are currently estimated to be -0.1 per cent, 0.1 and -0.2 per cent respectively, would be revised to 0.3 per cent, 0.8 per cent and 1.2 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in August 1994 would produce a trend estimate for August 1994 of 2,354, a movement of -0.1 per cent, with the movements in the trend estimates for May, June and July 1994 being revised to -0.3, -0.2 per cent and -0.1 per cent, respectively.

NUMBER OF NEW PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1994 seasonally adjusted estimate			
			is up 5% on July 1994		is down 5% on July 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1993-94</i>						
February	2,359	1.1	2,357	1.0	2,361	1.2
March	2,368	0.4	2,364	0.3	2,372	0.5
April	2,367	0.0	2,365	0.0	2,369	-0.1
May	2,366	-0.1	2,373	0.3	2,362	-0.3
June	2,369	0.1	2,392	0.8	2,358	-0.2
July	2,365	-0.2	2,421	1.2	2,355	-0.1
August	n.y.a.	n.y.a.	2,453	1.3	2,354	-0.1

TOTAL NUMBER OF NEW HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1994 seasonally adjusted estimate			
			is up 5% on July 1994		is down 5% on July 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1993-94</i>						
February	2,360	0.7	2,357	0.5	2,362	0.8
March	2,381	0.9	2,375	0.8	2,384	1.0
April	2,404	1.0	2,401	1.1	2,406	0.9
May	2,427	1.0	2,435	1.4	2,423	0.7
June	2,452	1.0	2,474	1.6	2,434	0.5
July	2,473	0.9	2,517	1.7	2,442	0.3
August	n.y.a.	n.y.a.	2,553	1.5	2,440	-0.1

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

	Trend estimate		Revised trend estimate if August 1994 seasonally adjusted estimate			
			is up 6% on July 1994		is down 6% on July 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1993-94</i>						
February	2,709	0.4	2,706	0.3	2,713	0.5
March	2,710	0.0	2,704	-0.1	2,715	0.1
April	2,705	-0.2	2,702	-0.1	2,707	-0.3
May	2,697	-0.3	2,706	0.1	2,691	-0.6
June	2,694	-0.1	2,724	0.7	2,675	-0.6
July	2,688	-0.2	2,752	1.0	2,660	-0.6
August	n.y.a.	n.y.a.	2,784	1.2	2,645	-0.6

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

	Trend estimate		Revised trend estimate if August 1994 seasonally adjusted estimate			
			is up 5% on July 1994		is down 5% on July 1994	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
<i>1993-94</i>						
February	243.5	2.0	243.5	2.0	244.0	2.2
March	247.2	1.5	247.2	1.5	248.0	1.6
April	249.0	0.7	249.0	0.7	249.4	0.6
May	249.4	0.2	249.4	0.2	248.4	-0.4
June	249.1	-0.1	249.9	0.2	246.2	-0.9
July	247.9	-0.5	250.3	0.2	243.3	-1.2
August	n.y.a.	n.y.a.	251.2	0.4	240.7	-1.1

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

	Trend estimate		Revised trend estimate if August 1994 seasonally adjusted estimate			
			is up 6% on July 1994		is down 6% on July 1994	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
<i>1993-94</i>						
February	49.5	-1.2	49.5	-1.2	49.6	-1.0
March	48.7	-1.6	48.7	-1.7	48.9	-1.5
April	48.1	-1.2	48.1	-1.2	48.2	-1.4
May	47.9	-0.5	48.0	-0.2	47.8	-1.0
June	47.7	-0.4	48.1	0.3	47.3	-1.0
July	47.9	0.4	48.4	0.5	46.8	-1.1
August	n.y.a.	n.y.a.	48.6	0.4	46.1	-1.4

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION									
1991-92	14,424	491	14,915	1,477	710	2,187	15,901	1,201	17,102
1992-93	17,104	723	17,827	1,845	163	2,008	18,949	886	19,835
1993-94	17,878	585	18,463	2,920	414	3,334	20,798	999	21,797
<i>1993—</i>									
May	1,470	17	1,487	145	—	145	1,615	17	1,632
June	1,481	55	1,536	127	—	127	1,608	55	1,663
July	1,441	24	1,465	328	53	381	1,769	77	1,846
August	1,473	47	1,520	168	12	180	1,641	59	1,700
September	1,469	131	1,600	316	—	316	1,785	131	1,916
October	1,477	58	1,535	251	—	251	1,728	58	1,786
November	1,512	84	1,596	243	—	243	1,755	84	1,839
December	1,384	52	1,436	264	—	264	1,648	52	1,700
<i>1994—</i>									
January	1,225	13	1,238	256	94	350	1,481	107	1,588
February	1,581	36	1,617	169	51	220	1,750	87	1,837
March	1,641	18	1,659	153	125	278	1,794	143	1,937
April	1,339	52	1,391	311	11	322	1,650	63	1,713
May	1,756	22	1,778	312	25	337	2,068	47	2,115
June	1,580	48	1,628	149	43	192	1,729	91	1,820
July	1,706	20	1,726	199	—	199	1,905	20	1,925
VICTORIA									
1991-92	22,358	707	23,065	1,932	1,016	2,948	24,290	1,723	26,013
1992-93	25,969	1,189	27,158	2,186	227	2,413	28,155	1,416	29,571
1993-94	27,227	830	28,057	3,109	584	3,693	30,336	1,414	31,750
<i>1993—</i>									
May	2,228	69	2,297	183	—	183	2,411	69	2,480
June	2,230	88	2,318	147	—	147	2,377	88	2,465
July	2,210	45	2,255	351	53	404	2,561	98	2,659
August	2,250	56	2,306	192	12	204	2,442	68	2,510
September	2,283	171	2,454	344	—	344	2,627	171	2,798
October	2,272	91	2,363	273	6	279	2,545	97	2,642
November	2,354	137	2,491	254	—	254	2,608	137	2,745
December	2,102	68	2,170	266	—	266	2,368	68	2,436
<i>1994—</i>									
January	1,785	17	1,802	266	115	381	2,051	132	2,183
February	2,340	48	2,388	186	142	328	2,526	190	2,716
March	2,558	36	2,594	167	144	311	2,725	180	2,905
April	2,021	70	2,091	317	14	331	2,338	84	2,422
May	2,610	39	2,649	331	49	380	2,941	88	3,029
June	2,442	52	2,494	162	49	211	2,604	101	2,705
July	2,465	48	2,513	219	—	219	2,684	48	2,732

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 11 such dwelling units approved in July 1994.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
MELBOURNE STATISTICAL DIVISION														
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—														
May	133.7	1.0	134.7	11.0	—	11.0	144.7	1.0	145.6	37.2	71.3	85.6	253.2	268.4
June	133.9	2.9	136.8	8.9	—	8.9	142.8	2.9	145.7	39.3	71.8	150.9	253.9	335.9
July	133.5	1.4	134.9	23.6	3.8	27.4	157.0	5.3	162.3	37.5	40.2	78.3	234.7	278.0
August	140.2	3.7	143.9	10.6	0.8	11.4	150.8	4.5	155.3	36.0	150.6	262.1	337.4	453.4
September	137.5	7.9	145.4	25.4	—	25.4	162.8	7.9	170.7	37.1	83.3	104.1	283.1	311.9
October	134.8	3.4	138.1	21.2	—	21.2	155.9	3.4	159.3	43.6	127.0	141.0	326.5	343.9
November	139.3	5.6	144.9	17.8	—	17.8	157.2	5.6	162.8	45.9	63.3	136.5	266.4	345.1
December	130.1	3.0	133.0	20.3	—	20.3	150.3	3.0	153.3	45.4	89.2	105.9	284.9	304.6
1994—														
January	112.3	0.8	113.2	31.4	8.3	39.7	143.7	9.1	152.8	29.0	34.7	48.4	207.3	230.2
February	147.3	3.1	150.3	15.1	3.2	18.3	162.4	6.3	168.7	34.9	190.0	332.3	387.2	535.8
March	154.9	1.5	156.4	11.6	10.1	21.8	166.6	11.6	178.2	41.2	90.2	112.7	298.0	332.1
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
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—														
May	196.0	4.0	200.1	14.0	—	14.0	210.0	4.0	214.1	46.0	81.8	107.8	337.8	367.8
June	196.8	4.6	201.4	9.9	—	9.9	206.6	4.6	211.3	47.8	91.5	178.5	345.9	437.6
July	196.3	4.5	200.9	24.8	3.8	28.6	221.1	8.4	229.5	46.8	49.2	90.4	317.0	366.6
August	203.5	4.3	207.7	12.0	0.8	12.7	215.4	5.0	220.5	44.7	184.6	300.8	444.7	566.0
September	204.4	11.4	215.8	27.1	—	27.1	231.6	11.4	242.9	46.7	105.2	127.7	383.2	417.3
October	198.7	5.8	204.4	22.2	0.7	22.9	220.9	6.4	227.3	53.5	136.4	155.8	410.8	436.6
November	208.0	8.3	216.3	18.5	—	18.5	226.5	8.3	234.8	55.7	96.8	174.8	379.0	465.3
December	189.5	4.0	193.5	20.4	—	20.4	209.9	4.0	213.9	53.6	99.4	120.4	363.0	388.0
1994—														
January	160.3	1.1	161.5	32.2	9.5	41.7	192.5	10.6	203.2	36.5	43.6	65.3	272.5	304.9
February	209.4	3.8	213.2	16.3	8.1	24.4	225.7	11.9	237.6	44.1	209.5	363.4	479.3	645.1
March	231.7	2.6	234.3	12.2	11.3	23.5	243.9	13.9	257.8	53.7	104.2	165.3	401.9	476.8
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

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

Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1993—r						
May	2,107	2,207	2,299	2,348	208.1	45.4
June	2,111	2,201	2,331	2,379	206.2	46.5
July	2,107	2,199	2,375	2,548	213.1	46.6
August	2,158	2,247	2,353	2,453	214.8	45.0
September	2,150	2,357	2,536	2,675	236.3	44.5
October	2,173	2,258	2,450	2,629	222.2	48.1
November	2,272	2,359	2,493	2,580	217.3	49.9
December	2,175	2,299	2,481	2,612	228.2	55.3
1994—r						
January	2,375	2,287	2,673	2,741	250.7	48.8
February	2,488	2,436	2,678	2,844	248.5	47.2
March	2,361	2,377	2,495	2,640	236.7	49.8
April	2,321	2,396	2,581	2,681	253.5	46.2
May	2,334	2,384	2,651	2,694	254.5	88.1
June	2,328	2,465	2,603	2,661	247.7	49.5
July	2,446	2,509	2,597	2,745	243.6	46.7
TREND ESTIMATES						
1993—r						
May	2,138	2,236	2,335	2,420	210.3	45.0
June	2,127	2,229	2,348	2,434	211.8	45.3
July	2,124	2,237	2,370	2,472	214.0	45.6
August	2,129	2,254	2,396	2,519	216.8	46.2
September	2,151	2,274	2,436	2,567	220.7	47.1
October	2,191	2,298	2,481	2,613	224.9	48.4
November	2,239	2,317	2,520	2,649	229.1	49.5
December	2,291	2,332	2,553	2,678	233.6	50.1
1994—r						
January	2,333	2,344	2,578	2,699	238.7	50.1
February	2,359	2,360	2,594	2,709	243.5	49.5
March	2,368	2,381	2,602	2,710	247.2	48.7
April	2,367	2,404	2,603	2,705	249.0	48.1
May	2,366	2,427	2,603	2,697	249.4	47.9
June	2,369	2,452	2,603	2,694	249.1	47.7
July	2,365	2,473	2,597	2,688	247.9	47.9

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation. (b) Series have been revised due to annual re-analysis of seasonal adjustment factors.

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	1,900.2	230.8	2,131.0	494.3	1,328.4	1,756.5	3,880.7	4,381.8
1992-93	2,208.9	2,278.6	200.2	2,478.7	520.4	1,344.8	1,775.1	4,307.5	4,774.3
1993-94	2,356.0	2,412.3	368.4	2,780.7	595.6	2,338.9	3,159.5	5,684.7	6,535.9
1993—									
Mar. qtr.	519.6	554.1	49.7	603.9	116.6	328.5	437.8	1,022.9	1,158.3
June qtr.	549.1	564.4	51.2	615.6	133.6	298.2	464.1	1,045.4	1,213.3
Sept. qtr.	590.6	610.4	86.6	697.0	135.0	431.3	660.2	1,254.0	1,492.1
Dec. qtr.	564.0	581.1	77.7	658.8	154.1	421.1	570.9	1,236.9	1,383.8
1994—									
Mar. qtr.	569.5	576.6	112.1	688.7	127.2	450.6	749.0	1,240.4	1,565.0
June qtr.	631.8	644.3	91.9	736.2	179.3	1,035.9	1,179.4	1,953.4	2,094.9

(a) See paragraphs 18-23 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES
VICTORIA

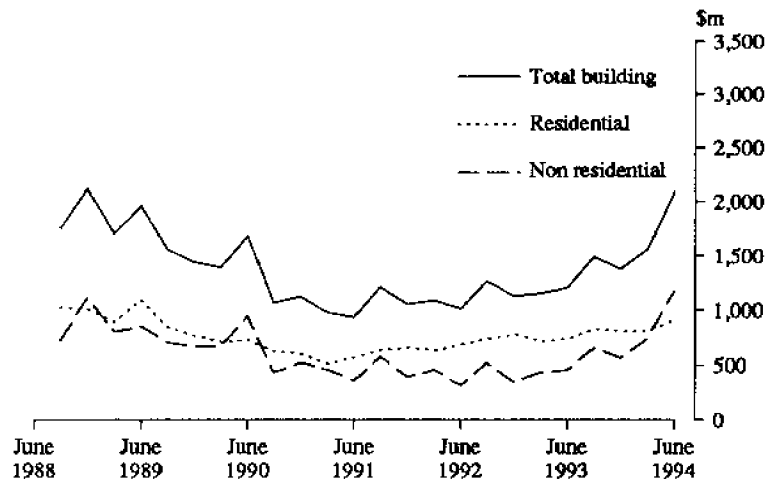


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA
(\$ million)

Class of building	1991-92	1992-93	1993-94	1994			
				April	May	June	July
PRIVATE SECTOR							
New houses	1,933.9	2,262.5	2,465.2	185.6	250.3	227.6	227.2
New other residential buildings	129.3	145.7	252.8	31.2	24.3	11.6	20.3
<i>Total new residential building</i>	<i>2,063.2</i>	<i>2,408.2</i>	<i>2,718.0</i>	<i>216.8</i>	<i>274.6</i>	<i>239.1</i>	<i>247.5</i>
Alterations and additions to residential buildings	513.4	532.5	614.4	41.6	88.7	49.3	44.7
Hotels, etc.	53.1	42.7	187.1	8.8	2.6	162.7	1.9
Shops	139.4	146.7	483.6	13.6	27.4	35.7	13.8
Factories	227.4	269.9	161.2	15.7	17.9	14.2	11.8
Offices	404.4	210.7	178.1	60.6	32.0	19.1	8.5
Other business premises	118.2	155.3	225.1	9.1	13.1	97.9	15.4
Educational	52.9	58.5	88.1	3.6	6.7	8.3	7.1
Religious	14.8	16.1	13.9	0.7	1.5	1.1	1.6
Health	39.5	80.3	119.8	3.8	3.2	0.3	2.5
Entertainment and recreational	35.5	36.5	308.7	1.1	7.6	241.1	0.9
Miscellaneous	29.6	49.7	87.9	4.5	7.0	3.8	1.3
<i>Total non-residential building</i>	<i>1,114.9</i>	<i>1,066.2</i>	<i>1,853.6</i>	<i>121.5</i>	<i>118.8</i>	<i>584.2</i>	<i>64.8</i>
Total	3,691.5	4,006.9	5,186.0	379.9	482.1	872.6	356.9
PUBLIC SECTOR							
New houses	42.0	71.4	58.8	5.4	2.9	4.8	2.9
New other residential buildings	65.7	14.6	40.9	1.1	2.8	2.8	—
<i>Total new residential building</i>	<i>107.8</i>	<i>86.0</i>	<i>99.7</i>	<i>6.5</i>	<i>5.7</i>	<i>7.6</i>	<i>2.9</i>
Alterations and additions to residential buildings	0.7	0.5	9.1	0.5	8.0	0.2	—
Hotels, etc.	4.9	4.3	1.3	—	—	—	0.1
Shops	3.7	8.4	3.4	—	0.4	0.2	1.0
Factories	31.4	2.2	45.0	—	—	0.3	—
Offices	67.7	48.8	56.2	12.7	5.7	8.4	1.2
Other business premises	57.4	13.8	141.7	3.1	1.0	6.0	0.4
Educational	83.2	97.0	119.6	11.4	7.6	4.3	8.1
Religious	—	—	—	—	—	—	—
Health	44.6	40.9	182.9	27.0	5.4	2.3	0.1
Entertainment and recreational	28.4	61.8	69.5	1.2	10.3	1.6	4.7
Miscellaneous	37.5	62.7	29.5	1.9	1.8	1.6	0.3
<i>Total non-residential building</i>	<i>358.8</i>	<i>340.0</i>	<i>649.1</i>	<i>57.4</i>	<i>32.3</i>	<i>24.5</i>	<i>15.9</i>
Total	467.3	426.5	757.9	64.4	46.0	32.3	18.8
TOTAL							
New houses	1,975.9	2,333.8	2,524.0	191.0	253.2	232.3	230.1
New other residential buildings	195.0	160.3	293.7	32.3	27.1	14.4	20.3
<i>Total new residential building</i>	<i>2,170.9</i>	<i>2,494.1</i>	<i>2,817.7</i>	<i>223.3</i>	<i>280.3</i>	<i>246.7</i>	<i>250.5</i>
Alterations and additions to residential buildings	514.1	533.0	623.5	42.1	96.7	49.5	44.7
Hotels, etc.	58.0	47.0	188.4	8.8	2.6	162.7	1.9
Shops	143.1	155.1	487.1	13.6	27.8	36.0	14.8
Factories	258.8	272.1	206.2	15.7	17.9	14.4	11.8
Offices	472.2	259.5	234.3	73.3	37.7	27.4	9.7
Other business premises	175.6	169.1	366.8	12.2	14.1	103.9	15.8
Educational	136.1	155.5	207.7	15.0	14.3	12.6	15.2
Religious	14.8	16.1	13.9	0.7	1.5	1.1	1.6
Health	84.1	121.2	302.7	30.8	8.6	2.6	2.6
Entertainment and recreational	63.9	98.3	378.2	2.3	17.9	242.6	5.6
Miscellaneous	67.2	112.4	117.4	6.4	8.7	5.4	1.6
<i>Total non-residential building</i>	<i>1,473.7</i>	<i>1,406.3</i>	<i>2,502.7</i>	<i>178.9</i>	<i>151.1</i>	<i>608.7</i>	<i>80.6</i>
Total	4,158.8	4,433.4	5,943.9	444.4	528.1	904.9	375.7

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.												
1994 May	9	0.6	4	1.4	1	0.6	—	—	—	—	14	2.6
June	5	0.4	3	0.7	1	0.6	—	—	1	161.0	10	162.7
July	2	0.1	4	1.1	1	0.8	—	—	—	—	7	1.9
SHOPS												
1994 May	54	4.9	14	3.7	—	—	7	19.2	—	—	75	27.8
June	39	3.5	14	4.3	1	0.5	3	6.7	1	21.0	58	36.0
July	56	4.9	14	4.3	6	3.3	1	2.2	—	—	77	14.8
FACTORIES												
1994 May	34	3.7	21	6.8	5	2.8	3	4.6	—	—	63	17.9
June	35	3.4	15	4.5	6	3.9	1	2.6	—	—	57	14.4
July	26	2.7	14	4.1	3	2.3	2	2.7	—	—	45	11.8
OFFICES												
1994 May	36	3.3	11	3.6	3	1.8	7	11.9	1	17.0	58	37.7
June	36	3.1	16	4.7	5	3.9	8	15.7	—	—	65	27.4
July	21	2.0	14	4.3	4	2.3	1	1.2	—	—	40	9.7
OTHER BUSINESS PREMISES												
1994 May	24	2.3	15	4.3	6	4.3	2	3.2	—	—	47	14.1
June	38	3.5	8	2.3	1	0.8	4	10.4	1	87.0	52	103.9
July	20	1.8	10	2.9	—	—	6	11.0	—	—	36	15.8
EDUCATIONAL												
1994 May	10	0.8	11	3.6	3	2.2	4	7.8	—	—	28	14.3
June	9	1.1	7	2.3	4	2.7	4	6.5	—	—	24	12.6
July	20	2.0	5	1.6	8	5.4	3	6.2	—	—	36	15.2
RELIGIOUS												
1994 May	1	0.1	3	0.9	1	0.5	—	—	—	—	5	1.5
June	8	0.8	1	0.2	—	—	—	—	—	—	9	1.1
July	1	0.1	—	—	1	0.5	1	1.0	—	—	3	1.6
HEALTH												
1994 May	11	1.2	7	1.9	3	2.2	2	3.2	—	—	23	8.6
June	7	0.7	—	—	1	0.7	1	1.2	—	—	9	2.6
July	8	0.8	1	0.3	—	—	1	1.5	—	—	10	2.6
ENTERTAINMENT AND RECREATIONAL												
1994 May	15	1.8	3	1.2	2	1.5	6	13.5	—	—	26	17.9
June	16	1.5	8	2.6	1	0.5	1	4.0	1	234.0	27	242.6
July	11	1.0	1	0.3	—	—	1	4.3	—	—	13	5.6
MISCELLANEOUS												
1994 May	22	1.8	7	2.0	3	2.1	2	2.9	—	—	34	8.7
June	14	1.3	4	1.5	1	0.7	1	2.0	—	—	20	5.4
July	12	1.4	1	0.2	—	—	—	—	—	—	13	1.6
TOTAL NON-RESIDENTIAL BUILDING												
1994 May	216	20.6	96	29.3	27	18.1	33	66.1	1	17.0	373	151.1
June	207	19.3	76	23.2	21	14.2	23	49.0	4	503.0	331	608.7
July	177	16.9	64	19.1	23	14.7	16	30.0	—	—	280	80.6

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

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>
MELBOURNE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	27	2,228	—	—	27	2,228
Brick-veneer	1,045	97,201	9	593	1,054	97,794
Timber	48	3,479	—	—	48	3,479
Fibre cement	2	200	—	—	2	200
Steel, aluminium or other materials	21	1,823	—	—	21	1,823
Not stated	563	56,302	11	749	574	57,051
Total houses	1,706	161,234	20	1,342	1,726	162,576
<i>Other residential buildings</i>	<i>199</i>	<i>19,316</i>	<i>—</i>	<i>—</i>	<i>199</i>	<i>19,316</i>
Total residential buildings	1,905	180,550	20	1,342	1,925	181,892
REST OF VICTORIA						
Houses —						
Brick, stone or concrete	12	980	—	—	12	980
Brick-veneer	461	41,069	5	278	466	41,347
Timber	48	3,663	—	—	48	3,663
Fibre cement	32	1,695	—	—	32	1,695
Steel, aluminium or other materials	31	2,590	—	—	31	2,590
Not stated	175	15,942	23	1,320	198	17,261
Total houses	759	65,939	28	1,598	787	67,537
<i>Other residential buildings</i>	<i>20</i>	<i>1,032</i>	<i>—</i>	<i>—</i>	<i>20</i>	<i>1,032</i>
Total residential buildings	779	66,971	28	1,598	807	68,569
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	39	3,209	—	—	39	3,209
Brick-veneer	1,506	138,270	14	871	1,520	139,141
Timber	96	7,142	—	—	96	7,142
Fibre cement	34	1,895	—	—	34	1,895
Steel, aluminium or other materials	52	4,413	—	—	52	4,413
Not stated	738	72,244	34	2,068	772	74,312
Total houses	2,465	227,173	48	2,939	2,513	230,113
<i>Other residential buildings</i>	<i>219</i>	<i>20,348</i>	<i>—</i>	<i>—</i>	<i>219</i>	<i>20,348</i>
Total residential buildings	2,684	247,521	48	2,939	2,732	250,461

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

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION										
Altona (C)	27	—	2,010	—	—	—	187	1,358	1,358	3,556
Berwick (C)	225	—	19,007	2	—	95	654	3,215	3,215	22,971
Box Hill (C)	17	—	1,463	9	—	400	845	400	400	3,108
Brighton (C)	16	—	2,559	22	—	1,170	1,042	2,400	2,400	7,171
Broadmeadows (C)	16	4	1,521	—	—	—	289	1,558	1,558	3,368
Brunswick (C)	9	—	685	—	—	—	615	—	—	1,300
Bulla (S)	54	—	4,884	6	—	300	262	—	662	6,107
Camberwell (C)	52	—	6,655	—	—	—	2,461	1,276	1,375	10,491
Caulfield (C)	24	—	2,520	12	—	1,030	1,662	650	650	5,862
Chelsea (C)	13	2	1,122	4	—	320	561	250	826	2,829
Coburg (C)	5	2	622	—	—	—	354	235	235	1,211
Collingwood (C)	1	—	75	24	—	2,750	330	120	120	3,275
Cranbourne (C)	137	—	10,037	—	—	—	629	1,570	1,570	12,237
Croydon (C)	35	—	3,265	—	—	—	485	1,000	1,000	4,750
Dandenong (C)	12	2	785	—	—	—	76	—	944	1,805
Diamond Valley (S)	36	—	3,929	—	—	—	683	—	—	4,611
Doncaster and Templestowe (C)	47	—	6,010	—	—	—	919	215	215	7,145
Eltham (S)	23	—	2,369	—	—	—	905	—	50	3,324
Essendon (C) (b)	8	—	936	5	—	410	779	—	—	2,125
Fitzroy (C) (b)	—	—	—	8	—	780	532	100	100	1,412
Flinders (S)	47	—	3,953	—	—	—	1,252	300	300	5,506
Footscray (C)	5	—	288	2	—	110	387	2,842	2,973	3,758
Frankston (C)	21	—	1,970	—	—	—	707	1,020	1,020	3,697
Hastings (S)	21	—	1,655	—	—	—	263	50	50	1,968
Hawthorn (C)	6	—	727	—	—	—	982	690	690	2,399
Healesville (S)	2	—	333	—	—	—	42	—	—	375
Heidelberg (C)	20	1	2,006	—	—	—	633	55	55	2,693
Keilor (C)	82	—	8,487	15	—	972	340	633	633	10,432
Kew (C)	13	—	2,300	—	—	—	848	197	197	3,344
Knox (C)	72	—	7,587	—	—	—	829	1,382	1,829	10,244
Lillydale (S)	57	—	5,516	2	—	80	649	164	164	6,409
Malvern (C)	18	—	2,638	4	—	450	992	2,811	2,811	6,891
Melbourne (C) (b)	1	—	55	42	—	7,000	1,179	2,636	7,642	15,876
Melton (S)	53	—	5,382	—	—	—	276	190	260	5,919
Moorabbin (C)	33	2	2,690	8	—	559	791	50	50	4,091
Mordialloc (C)	5	2	497	—	—	—	533	95	95	1,125
Mornington (S)	55	—	4,823	—	—	—	452	—	165	5,440
Northcote (C)	6	—	455	—	—	—	563	—	—	1,018
Nunawading (C)	35	1	2,925	—	—	—	967	66	66	3,959
Oakleigh (C)	32	2	2,742	—	—	—	492	1,100	1,100	4,334
Pakenham (S)	36	—	2,815	—	—	—	534	390	390	3,740
Port Melbourne (C) (b)	4	—	320	8	—	650	411	—	395	1,776
Prahran (C)	2	—	415	6	—	910	836	747	747	2,908
Preston (C)	16	—	1,133	3	—	120	227	700	700	2,180
Richmond (C)	—	—	—	6	—	300	674	160	160	1,134
Ringwood (C)	12	—	883	—	—	—	204	280	4,530	5,616
St Kilda (C)	—	—	—	4	—	400	423	200	200	1,023
Sandringham (C)	10	—	1,257	—	—	—	800	150	150	2,207
Sherbrooke (S)	7	—	781	—	—	—	434	850	850	2,064
South Melbourne (C) (b)	1	—	80	—	—	—	495	359	359	934
Springvale (C)	39	—	3,485	—	—	—	492	2,663	3,143	7,120
Sunshine (C)	21	2	2,245	4	—	240	386	3,640	4,184	7,054
Upper Yarra (S) Pt A	7	—	565	—	—	—	416	—	—	981
Waverley (C)	29	—	3,459	3	—	270	1,015	1,250	1,250	5,994
Werribee (C)	98	—	8,993	—	—	—	219	3,035	3,369	12,581
Whittlesea (C)	70	—	6,960	—	—	—	831	1,869	1,869	9,660
Williamstown (C)	13	—	1,703	—	—	—	554	761	761	3,018
Melbourne (SD)	1,727	20	164,508	199	—	19,316	36,730	45,682	59,834	280,389

See footnotes at end of table.

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

Statistical local area	New residential buildings						Non-residential building (a)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector		Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	
BARWON STATISTICAL DIVISION										
Colac (C)	2	—	120	—	—	—	—	—	—	120
Colac (S)	2	—	215	—	—	—	15	—	—	230
Greater Geelong (C) — (b)										
— Part A										
Bellarine — Inner	40	—	2,632	—	—	—	58	110	110	2,800
Corio — Inner	25	—	2,214	—	—	—	116	343	343	2,673
Geelong	1	1	108	—	—	—	241	125	125	474
Geelong West	—	—	—	—	—	—	328	—	—	328
Newtown	1	—	100	—	—	—	290	800	800	1,190
South Barwon — Inner	31	—	3,259	3	—	225	196	510	1,525	5,205
— Part B	20	—	1,803	—	—	—	367	300	300	2,469
— Part C	—	—	—	—	—	—	—	—	—	—
Otway (S)	3	—	332	—	—	—	10	75	75	417
Queenscliffe (B)	6	—	760	—	—	—	341	—	—	1,101
Southern Rural (S) — (b)										
— Central	—	—	—	—	—	—	37	—	—	37
— East	6	—	641	—	—	—	—	—	—	641
Surf Coast (S) Pt A & B (b)	17	—	1,798	—	—	—	285	—	—	2,084
Barwon (SD)	154	1	13,983	3	—	225	2,283	2,263	3,278	19,768
WESTERN DISTRICT STATISTICAL DIVISION										
Belfast (S)	—	—	—	—	—	—	—	—	—	—
Camperdown (T)	—	—	—	—	—	—	12	—	—	12
Dundas (S)	3	—	322	—	—	—	—	—	—	322
Glenelg (S)	—	—	—	—	—	—	—	—	—	—
Hamilton (C)	1	—	100	—	—	—	69	—	—	168
Hampden (S)	—	—	—	—	—	—	30	—	—	30
Heytesbury (S)	—	—	—	—	—	—	—	215	215	215
Heywood (S)	2	—	94	—	—	—	58	—	—	152
Minhamite (S)	—	—	—	—	—	—	—	—	—	—
Mortlake (S)	—	—	—	—	—	—	—	—	—	—
Mount Rouse (S)	—	—	—	—	—	—	—	—	—	—
Port Fairy (B)	5	—	395	—	—	—	126	—	—	521
Portland (C)	2	—	135	—	—	—	43	400	400	578
Wannon (S)	—	—	—	—	—	—	—	—	—	—
Warrnambool (C)	22	—	1,788	—	—	—	310	1,670	1,670	3,769
Warrnambool (S)	5	—	591	—	—	—	—	—	—	591
Lady Julia Percy & Towerhill	—	—	—	—	—	—	—	—	—	—
Western District (SD)	40	—	3,425	—	—	—	648	2,285	2,285	6,358

See footnotes at end of table.

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

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (C)	3	—	180	—	—	—	—	—	—	180
Ararat (S)	2	—	217	—	—	—	59	—	—	276
Avoca (S)	3	—	190	—	—	—	—	—	—	190
Bacchus Marsh (S)	8	—	913	—	—	—	30	120	198	1,141
Ballarat (C) — (b)										
— Central	13	8	1,365	—	—	—	418	2,014	2,014	3,797
— Inner North	10	—	1,227	—	—	—	175	—	—	1,402
— North	—	—	—	—	—	—	—	—	—	—
— South	12	—	1,110	—	—	—	107	2,160	2,160	3,376
Creswick (S)	—	—	—	—	—	—	15	—	—	15
Daylesford and Glenlyon (S)	7	—	691	—	—	—	63	—	—	754
Moorabool (S) — (b)										
— East	6	—	595	—	—	—	113	—	—	708
— West	4	—	294	—	—	—	95	—	—	389
Lexton (S)	1	—	39	—	—	—	—	—	—	39
Ripon (S)	1	—	90	—	—	—	—	—	—	90
Southern Rural (S) — (b)										
— West	5	—	403	—	—	—	83	—	—	486
Talbot and Clunes (S)	3	—	286	—	—	—	30	—	—	316
Central Highlands (SD)	78	8	7,600	—	—	—	1,187	4,294	4,372	13,158
WIMMERA STATISTICAL DIVISION										
Arapiles (S)	—	—	—	—	—	—	—	—	—	—
Dimboola (S)	—	—	—	—	—	—	—	—	—	—
Donald (S)	2	—	121	—	—	—	—	—	—	121
Dunmunkle (S)	—	—	—	—	—	—	—	—	—	—
Horsham (C)	5	—	412	—	—	—	—	—	—	412
Kaniva (S)	—	—	—	—	—	—	—	—	—	—
Kara Kara (S)	—	—	—	—	—	—	—	—	—	—
Kowree (S)	—	—	—	—	—	—	—	—	—	—
Lowan (S)	—	—	—	—	—	—	25	—	—	25
St Arnaud (T)	—	—	—	—	—	—	—	—	—	—
Stawell (C)	1	—	91	—	—	—	22	—	—	113
Stawell (S)	4	—	220	—	—	—	—	—	—	220
Warracknabeal (S)	—	—	—	—	—	—	17	—	—	17
Wimmera (S)	—	—	—	—	—	—	30	—	—	30
Wimmera (SD)	12	—	843	—	—	—	94	—	—	937
MALLEE STATISTICAL DIVISION										
Birchip (C)	—	—	—	—	—	—	—	—	—	—
Karkaroo (S)	—	—	—	—	—	—	—	—	—	—
Kerang (B)	—	—	—	—	—	—	—	—	—	—
Kerang (S)	2	—	180	—	—	—	—	—	—	180
Mildura (C)	5	—	513	—	—	—	40	372	372	925
Mildura (S) Pt A & B	17	—	1,758	—	—	—	24	—	—	1,782
Swan Hill (C)	8	—	486	—	—	—	85	140	140	711
Swan Hill (S)	—	—	—	—	—	—	19	—	—	19
Walpeup (S)	—	—	—	—	—	—	—	250	250	250
Wycheproof (S)	—	—	—	—	—	—	—	300	300	300
Mallee (SD)	32	—	2,937	—	—	—	168	1,062	1,062	4,166

See footnotes at end of table.

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

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
LODDON-CAMPASPE STATISTICAL DIVISION										
Bet Bet (S)	1	—	80	—	—	—	—	—	—	80
Castlemaine (C)	3	—	186	—	—	—	—	—	—	186
Charlton (S)	—	—	—	—	—	—	—	—	—	—
Cohuna (S)	—	—	—	—	—	—	62	—	—	62
East Loddon (S)	—	—	—	—	—	—	—	—	—	—
Greater Bendigo (C) — (b)										
— Part A										
Eaglehawk	5	—	304	—	—	—	—	295	295	599
Central	12	—	871	—	—	—	185	205	345	1,401
Huntly — Inner	4	—	340	—	—	—	—	88	88	428
Marong — Inner	19	—	1,409	—	—	—	45	—	—	1,453
Strathfieldsaye — Inner	16	—	1,603	—	—	—	42	400	400	2,044
— Huntly Balance	1	—	10	—	—	—	—	120	120	130
— Marong Balance	6	—	501	—	—	—	—	—	—	501
— Strathfieldsaye Balance	5	—	588	—	—	—	37	—	—	625
Echuca (C)	10	—	711	—	—	—	—	68	68	779
Gisborne (S)	13	—	1,526	—	—	—	227	—	—	1,752
Gordon (S)	—	—	—	—	—	—	—	—	—	—
Korong (S)	2	—	106	—	—	—	—	—	—	106
Kyneton (S)	5	—	392	—	—	—	93	—	—	485
McIvor (S)	1	—	40	—	—	—	—	—	—	40
Maldon (S)	2	—	230	—	—	—	—	—	—	230
Maryborough (C)	—	—	—	—	—	—	—	—	—	—
Metcalfe (S)	—	—	—	—	—	—	—	—	—	—
Newham and Woodend (S)	3	—	265	—	—	—	90	—	—	355
Newstead (S)	2	—	128	—	—	—	21	—	—	149
Pyalong (S)	—	—	—	—	—	—	—	—	—	—
Rochester (S)	7	—	752	—	—	—	68	200	200	1,020
Romsey (S)	9	—	985	—	—	—	188	—	—	1,173
Tullaroop (S)	3	—	248	—	—	—	—	—	—	248
Loddon-Campaspe (SD)	129	—	11,275	—	—	—	1,056	1,376	1,516	13,848
GOULBURN STATISTICAL DIVISION										
Alexandra (S)	5	—	361	—	—	—	116	—	—	477
Benalla (C)	4	—	240	—	—	—	50	—	—	290
Benalla (S)	3	—	292	—	—	—	59	—	—	351
Broadford (S)	2	—	120	—	—	—	104	—	—	224
Cobram (S)	4	—	308	—	—	—	12	60	60	380
Deakin (S)	4	—	515	—	—	—	52	—	—	567
Euroa (S)	—	—	—	—	—	—	10	—	—	10
Goulburn (S)	1	—	70	—	—	—	20	—	—	90
Kilmore (S)	1	—	150	—	—	—	12	85	85	247
Kyabram (T)	—	—	—	—	—	—	—	—	—	—
Mansfield (S)	10	—	841	—	—	—	47	60	60	948
Nathalia (S)	—	—	—	—	—	—	—	—	—	—
Numurkah (S)	8	—	628	—	—	—	—	96	96	724
Rodney (S) Pt A & B	12	—	1,042	—	—	—	70	280	280	1,392
Seymour (RC)	5	—	465	—	—	—	81	—	—	546
Shepparton (C)	13	—	986	—	—	—	117	940	1,030	2,133
Shepparton (S) Pt A & B	14	—	1,765	—	—	—	30	—	—	1,796
Tungamah (S)	1	—	70	—	—	—	30	—	—	100
Violet Town (S)	1	—	50	—	—	—	10	—	—	60
Waranga (S)	2	—	162	—	—	—	—	—	—	162
Yea (S)	1	—	200	—	—	—	—	—	—	200
Goulburn (SD)	91	—	8,265	—	—	—	821	1,521	1,611	10,697

See footnotes at end of table.

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

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
OVENS-MURRAY STATISTICAL DIVISION										
Beechworth (S)	2	—	226	—	—	—	27	—	—	253
Bright (S)	5	—	544	—	—	—	—	—	—	544
Chiltem (S)	1	—	129	—	—	—	20	—	—	149
Myrtleford (S)	—	—	—	—	—	—	10	—	—	10
Oxley (S)	5	—	583	—	—	—	31	—	—	614
Rutherglen (S)	2	—	187	—	—	—	40	—	—	227
Tallangatta (S) Pt A & B	—	—	—	—	—	—	—	—	—	—
Upper Murray (S)	1	—	108	—	—	—	—	—	—	108
Wangaratta (C)	7	4	956	—	—	—	50	—	—	1,006
Wangaratta (S)	2	—	310	—	—	—	30	—	—	340
Wodonga (RC)	27	—	2,174	—	—	—	75	4,405	4,405	6,654
Yackandandah (S)	3	—	301	—	—	—	41	—	—	342
Yarrowonga (S)	12	—	1,010	—	—	—	100	100	100	1,210
Ovens-Murray (SD)	67	4	6,528	—	—	—	424	4,505	4,505	11,457
EAST GIPPSLAND STATISTICAL DIVISION										
Avon (S)	—	—	—	—	—	—	50	—	—	50
Bairnsdale (C)	7	—	730	—	—	—	16	70	70	816
Bairnsdale (S) Pt A & B	7	—	742	—	—	—	56	—	—	798
Maffra (S)	8	—	333	5	—	100	118	—	—	551
Ormeo (S)	—	—	—	—	—	—	—	—	—	—
Orbost (S)	2	—	151	—	—	—	48	—	114	313
Sale (C)	4	—	314	—	—	—	92	—	—	406
Tambo (S) Pt A & B	24	—	1,873	3	—	180	72	—	—	2,125
East Gippsland (SD)	52	—	4,143	8	—	280	452	70	184	5,059
GIPPSLAND STATISTICAL DIVISION										
Alberton (S)	3	—	114	—	—	—	53	795	795	962
Bass (S)	3	—	227	—	—	—	49	100	100	376
Buln Buln (S)	10	—	678	—	—	—	67	150	150	895
Korumburra (S)	—	—	—	—	—	—	28	—	—	28
Mirboo (S)	—	—	—	—	—	—	25	—	—	25
Moe (C)	6	—	490	—	—	—	107	—	—	596
Morwell (C) Pt A & B	22	15	2,318	—	—	—	90	—	170	2,578
Narracan (S) Pt A & B	3	—	247	—	—	—	—	—	119	365
Phillip Island (S)	5	—	400	—	—	—	109	200	200	709
Rosedale (S)	10	—	598	—	—	—	35	375	375	1,008
South Gippsland (S)	3	—	379	—	—	—	105	—	—	484
Traralgon (C)	9	—	730	—	—	—	74	—	—	804
Traralgon (S) Pt A & B	3	—	245	—	—	—	97	—	—	342
Upper Yarra (S) Pt B	—	—	—	—	—	—	—	—	—	—
Warragul (RC)	5	—	380	—	—	—	121	—	—	501
Wonthaggi (B)	2	—	70	—	—	—	50	—	—	120
Woorayl (S)	20	—	1,661	9	—	527	118	73	73	2,379
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	104	15	8,537	9	—	527	1,127	1,693	1,982	12,172
VICTORIA										
Victoria	2,465	48	230,113	219	—	20,348	44,660	64,751	80,629	375,750

(a) Details relating to individual classes of building are available on request. (b) For further details of changes to Statistical local areas please refer to paragraphs 26 and 27 of the explanatory notes, and also to the list of local government boundary changes enclosed with this publication.

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

Statistical local area	New residential buildings						Non-residential building (a)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION (b)										
Bellarine — Inner	40	—	2,632	—	—	—	58	110	110	2,800
Corio — Inner	25	—	2,214	—	—	—	116	343	343	2,673
Geelong	1	1	108	—	—	—	241	125	125	474
Geelong West	—	—	—	—	—	—	328	—	—	328
Newtown	1	—	100	—	—	—	290	800	800	1,190
South Barwon — Inner	31	—	3,259	3	—	225	196	510	1,525	5,205
Greater Geelong City Part A (SSD)	98	1	8,313	3	—	225	1,228	1,888	2,943	12,649
BALLARAT CITY STATISTICAL SUBDIVISION (b)										
Ballarat (C) — Central	13	8	1,365	—	—	—	418	2,014	2,014	3,797
Ballarat (C) — Inner North	10	—	1,227	—	—	—	175	—	—	1,402
Ballarat (C) — North	—	—	—	—	—	—	—	—	—	—
Ballarat (C) — South	12	—	1,110	—	—	—	107	2,160	2,160	3,376
Ballarat City (SSD)	35	8	3,702	—	—	—	699	4,174	4,174	8,575
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION (b)										
Eaglehawk	5	—	304	—	—	—	—	295	295	599
Greater Bendigo (C) — Central	12	—	871	—	—	—	185	205	345	1,401
Huntly — Inner	4	—	340	—	—	—	—	88	88	428
Marong — Inner	19	—	1,409	—	—	—	45	—	—	1,453
Strathfieldsaye — Inner	16	—	1,603	—	—	—	42	400	400	2,044
Greater Bendigo City Part A (SSD)	56	—	4,527	—	—	—	271	988	1,128	5,926
SHEPPARTON-MOOROOPNA STATISTICAL SUBDIVISION										
Rodney (S) Pt A	12	—	1,042	—	—	—	15	230	230	1,287
Shepparton (C)	13	—	986	—	—	—	117	940	1,030	2,133
Shepparton (S) Pt A	12	—	1,595	—	—	—	30	—	—	1,625
Shepparton-Mooroopna (SSD)	37	—	3,623	—	—	—	162	1,170	1,260	5,045
WODONGA STATISTICAL SUBDIVISION										
Beechworth (S)	2	—	226	—	—	—	27	—	—	253
Chiltern (S)	1	—	129	—	—	—	20	—	—	149
Tallangatta (S) Pt A	—	—	—	—	—	—	—	—	—	—
Wodonga (RC)	27	—	2,174	—	—	—	75	4,405	4,405	6,654
Yackandandah (S)	3	—	301	—	—	—	41	—	—	342
Wodonga (SSD)	33	—	2,831	—	—	—	163	4,405	4,405	7,398
LATROBE VALLEY STATISTICAL SUBDIVISION										
Moe (C)	6	—	490	—	—	—	107	—	—	596
Morwell (C) Pt A	22	15	2,318	—	—	—	60	—	—	2,378
Narracan (S) Pt A	1	—	90	—	—	—	—	—	—	90
Traralgon (C)	9	—	730	—	—	—	74	—	—	804
Traralgon (S) Pt A	3	—	245	—	—	—	67	—	—	312
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Latrobe Valley (SSD)	41	15	3,873	—	—	—	308	—	—	4,180
MILDURA STATISTICAL SUBDIVISION										
Mildura (C)	5	—	513	—	—	—	40	372	372	925
Mildura (S) Pt A	16	—	1,683	—	—	—	24	—	—	1,707
Mildura (SSD)	21	—	2,197	—	—	—	64	372	372	2,632

(a) Details relating to individual classes of building are available on request. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 26 and 27 of the explanatory notes, and also to the list of local government boundary changes enclosed with this publication.

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	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	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
1993 May	12,080	9,164	8,246	8,258	10,855	14,152	1,029	6,351	2,170	13,268	85,573
June	3,934	7,127	17,129	26,993	4,998	15,506	374	28,904	5,355	40,606	150,928
July	862	10,979	5,979	7,374	5,319	12,192	1,865	16,712	12,022	4,975	78,279
1994 May	1,138	18,820	13,382	33,437	11,439	8,683	745	4,737	15,500	3,994	111,876
June	161,220	28,191	7,156	22,693	100,370	8,922	793	1,643	240,108	4,367	575,462
July	1,435	11,686	10,410	8,070	10,378	8,925	500	2,115	5,207	1,108	59,834
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
1993 May	—	185	250	230	240	2,308	—	1,210	552	181	5,156
June	150	50	3,243	1,552	337	116	80	120	62	136	5,846
July	70	237	150	—	443	498	—	110	140	585	2,233
1994 May	—	865	150	1,416	585	612	—	407	—	2,056	6,091
June	480	728	2,650	720	335	100	149	134	460	125	5,882
July	250	325	50	443	135	2,075	—	—	—	—	3,278
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	110	65	3,955	2,363	23,648
1993-94	632	1,299	2,161	820	6,609	2,316	632	8,417	506	2,015	25,408
1993 May	—	—	—	—	675	57	—	—	—	—	732
June	50	125	5,189	—	1,432	150	—	—	—	1,724	8,670
July	—	120	—	210	70	—	—	95	—	—	495
1994 May	56	—	110	126	333	461	500	—	—	920	2,507
June	200	235	1,218	—	318	—	—	—	—	—	1,971
July	—	50	510	410	210	—	1,000	—	—	105	2,285
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
1993 May	—	230	—	1,144	80	—	—	—	350	—	1,804
June	—	140	346	80	313	100	—	—	—	—	979
July	—	80	150	175	—	—	—	—	—	—	405
1994 May	60	260	67	—	350	102	247	—	50	130	1,266
June	—	760	1,227	80	560	—	—	—	190	—	2,817
July	—	1,236	120	—	—	2,902	—	—	—	114	4,372

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
1993 May	—	126	65	—	130	60	—	—	—	75	456
June	—	—	—	185	50	—	—	—	—	75	310
July	533	—	—	—	—	—	—	—	—	—	533
1994 May	—	100	1,200	—	—	1,633	—	—	—	—	2,933
June	—	217	60	—	148	—	—	658	400	120	1,604
July	—	—	—	—	—	—	—	—	—	—	—
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
1993 May	—	75	—	—	58	—	—	—	60	360	553
June	—	100	—	75	—	—	—	471	—	—	646
July	—	50	—	68	50	—	—	—	—	230	398
1994 May	—	—	—	—	350	—	—	955	171	350	1,826
June	83	340	—	—	238	300	—	—	—	—	961
July	250	252	60	200	—	300	—	—	—	—	1,062
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
1993 May	116	120	973	400	236	1,693	180	—	1,400	—	5,118
June	—	225	70	469	255	1,052	—	—	524	—	2,595
July	172	400	—	378	—	—	—	900	200	70	2,120
1994 May	100	1,330	1,310	165	—	—	—	—	—	722	3,626
June	80	100	780	3,212	289	—	—	—	50	—	4,511
July	—	—	288	455	68	140	—	445	—	120	1,516
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
1993 May	114	145	427	—	170	—	—	—	200	50	1,106
June	—	—	125	250	70	150	160	—	—	148	903
July	460	50	—	512	188	542	—	150	199	230	2,331
1994 May	86	160	540	50	223	50	—	—	—	269	1,378
June	—	5,404	102	120	446	1,297	—	—	235	700	8,304
July	—	696	135	—	340	90	—	—	200	150	1,611

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	Total
OVENS MURRAY STATISTICAL DIVISION											
1991-92	1,627	1,797	877	802	1,045	5,311	—	1,796	80	1,574	14,910
1992-93	1,817	1,988	825	1,063	703	1,340	440	1,014	1,436	889	11,515
1993-94	2,411	3,145	1,385	2,013	1,184	1,084	217	9,008	470	13,437	34,354
1993 May	—	145	180	154	55	—	—	—	—	128	662
June	—	—	60	54	—	740	—	—	—	—	854
July	56	100	—	—	—	—	—	—	—	76	232
1994 May	—	1,500	490	—	50	545	—	1,721	100	57	4,463
June	590	—	171	442	607	360	109	—	155	—	2,434
July	—	170	275	—	4,060	—	—	—	—	—	4,505
EAST GIPPSLAND STATISTICAL DIVISION											
1991-92	1,252	2,175	1,726	1,640	1,249	382	103	56	4,737	460	13,781
1992-93	610	1,883	1,021	1,224	250	319	440	1,661	1,630	512	9,550
1993-94	1,914	5,999	1,329	2,035	992	2,926	750	2,179	3,530	1,809	23,463
1993 May	—	—	—	—	—	—	—	—	—	—	—
June	—	757	220	—	—	—	—	—	—	—	977
July	580	56	152	—	50	—	750	—	65	—	1,653
1994 May	—	4,405	165	1,600	202	—	—	96	1,995	74	8,538
June	54	—	611	—	57	—	—	—	350	—	1,072
July	—	—	—	—	—	113	70	—	—	—	183
GIPPSLAND STATISTICAL DIVISION											
1991-92	692	2,743	7,101	1,502	1,129	6,634	877	4,886	3,622	2,380	31,565
1992-93	2,101	5,067	2,996	4,529	2,211	3,583	1,619	682	7,290	580	30,658
1993-94	2,299	4,164	3,248	14,498	3,584	8,213	154	1,713	1,852	912	40,639
1993 May	157	205	177	700	52	—	60	—	5,250	—	6,601
June	1,200	160	374	2,730	—	1,007	—	360	—	—	5,831
July	—	362	575	290	153	—	—	104	80	150	1,714
1994 May	1,122	367	438	907	565	2,214	—	732	110	176	6,631
June	—	—	455	160	500	1,626	—	184	665	110	3,700
July	—	398	—	170	575	689	—	—	150	—	1,982
TOTAL VICTORIA											
1991-92	57,964	143,123	258,794	472,155	175,616	136,092	14,815	84,086	63,886	67,184	1,473,715
1992-93	47,017	155,112	272,071	259,451	169,113	155,501	16,059	121,215	98,310	112,411	1,406,261
1993-94	188,389	487,069	206,188	234,292	366,837	207,686	13,934	302,668	378,184	117,425	2,502,670
1993 May	12,467	10,395	10,318	10,886	12,550	18,270	1,269	7,561	9,983	14,062	107,761
June	5,334	8,684	26,756	32,388	7,455	18,821	614	29,855	5,941	42,689	178,538
July	2,733	12,434	7,006	9,006	6,273	13,232	2,615	18,071	12,706	6,316	90,393
1994 May	2,563	27,807	17,852	37,702	14,097	14,300	1,492	8,649	17,926	8,748	151,136
June	162,707	35,975	14,430	27,427	103,869	12,605	1,051	2,619	242,614	5,422	608,719
July	1,935	14,813	11,848	9,748	15,766	15,234	1,570	2,560	5,557	1,597	80,629

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

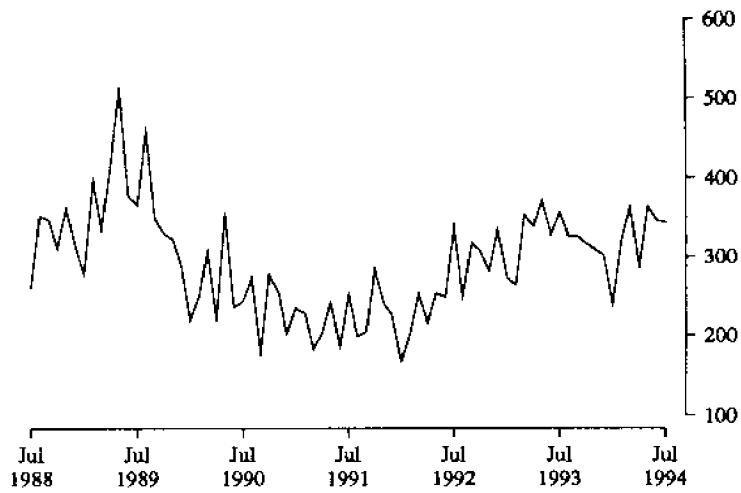
Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Melbourne	1,726	68	65	133	24	—	42	66	199	1,925
Barwon	155	3	—	3	—	—	—	—	3	158
Western District	40	—	—	—	—	—	—	—	—	40
Central Highlands	86	—	—	—	—	—	—	—	—	86
Wimmera	12	—	—	—	—	—	—	—	—	12
Mallee	32	—	—	—	—	—	—	—	—	32
Loddon-Campaspe	129	—	—	—	—	—	—	—	—	129
Goulburn	91	—	—	—	—	—	—	—	—	91
Ovens-Murray	71	—	—	—	—	—	—	—	—	71
East Gippsland	52	8	—	8	—	—	—	—	8	60
Gippsland	119	9	—	9	—	—	—	—	9	128
Victoria	2,513	88	65	153	24	—	42	66	219	2,732
VALUE (\$'000)										
Melbourne	162,576	5,146	4,420	9,566	2,750	—	7,000	9,750	19,316	181,892
Barwon	13,983	225	—	225	—	—	—	—	225	14,208
Western District	3,425	—	—	—	—	—	—	—	—	3,425
Central Highlands	7,600	—	—	—	—	—	—	—	—	7,600
Wimmera	843	—	—	—	—	—	—	—	—	843
Mallee	2,937	—	—	—	—	—	—	—	—	2,937
Loddon-Campaspe	11,275	—	—	—	—	—	—	—	—	11,275
Goulburn	8,265	—	—	—	—	—	—	—	—	8,265
Ovens-Murray	6,528	—	—	—	—	—	—	—	—	6,528
East Gippsland	4,143	280	—	280	—	—	—	—	280	4,423
Gippsland	8,537	527	—	527	—	—	—	—	527	9,063
Victoria	230,113	6,178	4,420	10,598	2,750	—	7,000	9,750	20,348	250,461

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

Statistical division / subdivision	1991-92	1992-93	1993-94	July 1994
Melbourne (SD)	2,206	2,918	3,021	269
Greater Geelong City Part A (SSD) (b)	100	159	193	16
Barwon (SD)	142	202	275	16
Western District (SD)	62	51	43	5
Ballarat City (SSD) (b)	33	81	33	4
Central Highlands (SD)	47	96	43	6
Wimmera (SD)	14	27	17	4
Mildura (SSD)	8	27	48	—
Mallee (SD)	18	31	75	2
Greater Bendigo City Part A (SSD) (b)	40	114	100	5
Loddon-Campaspe (SD)	59	145	134	9
Shepparton-Mooroopna (SSD)	32	42	27	3
Goulburn (SD)	73	89	76	12
Wodonga (SSD)	52	76	56	—
Ovens-Murray (SD)	82	103	65	—
East Gippsland (SD)	24	34	23	10
Latrobe Valley (SSD)	11	34	42	6
Gippsland (SD)	30	59	86	10
Victoria	2,761	3,755	3,858	343

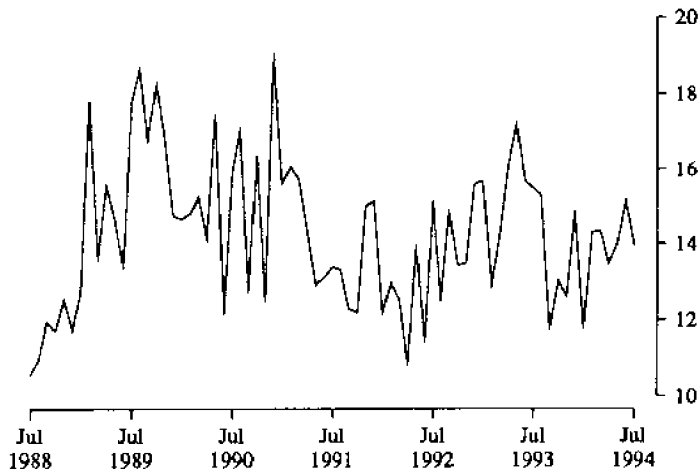
(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 26 and 27 of the explanatory notes, and also to the list of local government boundary changes enclosed with this publication.

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



Note: Refer to paragraph 8 of Explanatory Notes.

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



Note: Refer to paragraph 8 of Explanatory Notes.

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

<i>Statistical local area</i>	<i>1991-92</i>	<i>1992-93</i>	<i>1993-94</i>	<i>July 1994</i>
Altona (C)	52	84	86	6
Berwick (C)	82	99	59	14
Box Hill (C)	53	64	96	6
Brighton (C)	19	39	62	13
Broadmeadows (C)	88	82	87	3
Brunswick (C)	16	16	27	2
Bulla (S)	7	34	16	—
Camberwell (C)	53	128	151	16
Caulfield (C)	83	85	86	8
Chelsea (C)	31	26	48	7
Coburg (C)	7	14	25	3
Collingwood (C)	2	8	8	—
Cranbourne (C)	43	25	41	—
Croydon (C)	43	50	51	6
Dandenong (C)	25	44	34	6
Diamond Valley (S)	29	40	42	1
Doncaster and Templestowe (C)	85	109	115	7
Eltham (S)	38	70	61	9
Essendon (C) (b)	41	66	64	4
Fitzroy (C) (b)	—	5	4	2
Flinders (S)	6	2	10	2
Footscray (C)	24	12	16	1
Frankston (C)	35	66	53	1
Hastings (S)	8	19	13	2
Hawthorn (C)	10	11	24	4
Healesville (S)	1	2	3	—
Heidelberg (C)	47	67	60	3
Keilor (C)	99	104	132	13
Kew (C)	14	28	36	—
Knox (C)	32	50	53	5
Lillydale (S)	18	22	34	1
Malvern (C)	24	25	28	—
Melbourne (C) (b)	—	10	12	—
Melton (S)	22	16	18	2
Moorabbin (C)	144	162	179	21
Mordialloc (C)	47	59	78	5
Mornington (S)	12	31	27	—
Northcote (C)	28	26	37	6
Nunawading (C)	136	146	117	16
Oakleigh (C)	47	55	81	9
Pakenham (S)	14	16	16	2
Port Melbourne (C) (b)	—	6	11	2
Prahran (C)	10	28	29	—
Preston (C)	47	74	74	7
Richmond (C)	6	6	22	6
Ringwood (C)	53	81	64	3
St Kilda (C)	7	10	17	—
Sandringham (C)	42	54	81	5
Sherbrooke (S)	—	—	4	1
South Melbourne (C) (b)	2	15	10	—
Springvale (C)	72	86	49	8
Sunshine (C)	85	105	26	2
Upper Yarra (S) Pt A	4	2	1	—
Waverley (C)	83	137	160	12
Werribee (C)	79	113	81	6
Whittlesea (C)	147	172	182	9
Williamstown (C)	4	12	20	2
Melbourne Statistical Division	2,206	2,918	3,021	269
Rest of Victoria	555	837	837	74
Total Victoria	2,761	3,755	3,858	343

(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 26 and 27 of the explanatory notes, and also to the list of local government boundary changes enclosed with this publication.

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.

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

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

differ significantly from the completed value of the building.

Building classification

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

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

12. *Functional classification of building - Dwelling Structure Classification (DSC).* From July 1992, an expanded functional classification of buildings based on the Dwelling Structure Classification (DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

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

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

- a) semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:
 - one storey.
 - two or more storeys.
- b) Flats, units or apartments, etc. (dwellings

not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:

- one or two storeys;
- three storeys;
- four or more storeys.

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

General

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

Seasonal adjustment

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

15. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual month to month movements.

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

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

Estimates at constant prices

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

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

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

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

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

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

Australian Standard Geographical Classification

24. Issues of this publication from 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.

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

From 1 July 1991, the date of effect of these changes emanating from the review for building approval statistics, the only Local Government Area which is split into 2 SLAs, and 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.

26. 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 this publication.

27. 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 changes.

Unpublished data and related publications

28. 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.

29. 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.)

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

Electronic services

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.

Floppy disk service

Selected ABS statistics are available on floppy disk. Further information is available on (06) 252 6684.

Recorded message services**0055 26400***Consumer Price Index**National Accounts**Balance of Payments**Labour Force Estimates**Average Weekly Earnings**Estimated Resident Population***Symbols and other usages**

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

.. not applicable

- nil or rounded down to zero

----- break in continuity of series

(where line is drawn across a column between two consecutive figures)

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

STUART JACKSON*Deputy Commonwealth Statistician*



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