



CATALOGUE NO. 8731.2

EMBARGO: 11:30 AM (CANBERRA TIME) MON 15 SEPT 1997

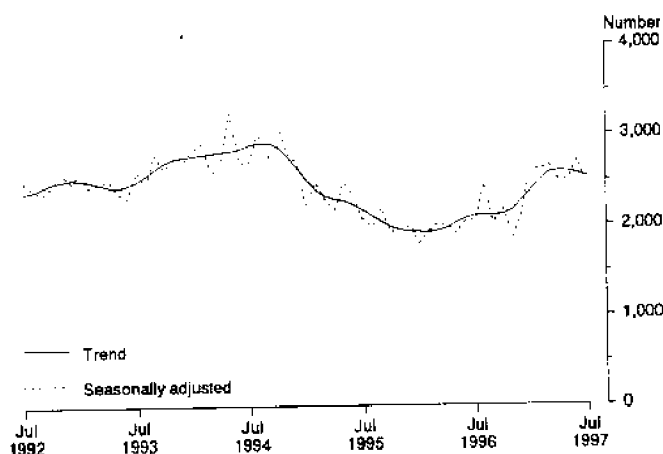
BUILDING APPROVALS, VICTORIA, JULY 1997

MAIN FEATURES

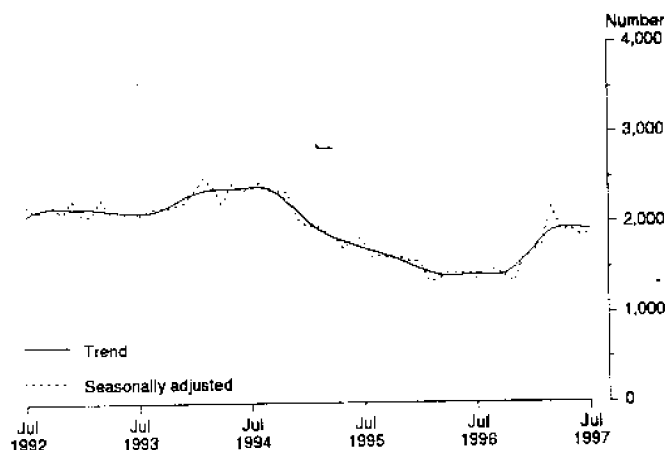
NUMBER OF DWELLING UNITS APPROVED

	July 1996	June 1997	July 1997	July 1996 to July 1997 change	June 1997 to July 1997 change
Original series	2,209	2,611	2,662	20.5%	2.0%
Seasonally adjusted	2,038	2,717	2,424	18.9%	-10.8%
Trend estimate	2,109	2,568	2,529	19.9%	-1.5%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- In original terms 2,662 dwelling units were approved in July. Of the total 2,083 were new houses and 552 were new other residential dwelling units.
- The trend for total dwelling units approved has fallen by 2.7% over the last three months but is still 19.9% higher than July 1996.
- The trend for private sector house approvals has fallen by 1.5% over the last two months. For growth to resume it will take a rise in the seasonally adjusted estimate in August of more than 9.3% (almost twice the average monthly movement).
- The value of new residential building approvals was \$280.8 million and the value of alterations and additions to residential buildings was \$63.8 million.

- The value of new residential building at average 1989-90 prices for 1996-97 was \$2,784.6 million. This is an increase of 26.7% on 1996-96 but a decrease of 0.7% on 1994-95.

Non-residential building

- The value of non-residential projects approved in July was \$228.1 million. The largest category was offices with \$50.7 million followed by other business premises at \$49.6 million and health at \$41.3 million.
- There were 7 projects valued \$5 million and over and 30 projects between \$1 million and \$5 million.
- The value of non-residential building at average 1989-90 prices for 1996-97 was \$3,344.5 million, an increase of 13.3% on 1995-96 and 38.0% on 1994-95.

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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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 February to July 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 (August 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 August 1997, the trend estimate for that month would be 1,916, a movement of -0.5%. The monthly movements in the trend estimates for May, June and July 1997 which are currently estimated to be 0.3%, -0.6% and -0.9% respectively, would be revised to 0.0%, -0.4% and -0.4%. On the other hand, a 5% seasonally adjusted decline in the number of private sector houses approved in August 1997 would produce a trend estimate for that month of 1,831, a movement of -2.1%, with the movements in the trend estimates for May, June and July 1997, being revised to -0.6%, -1.5% and -1.8% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1997 seasonally adjusted estimate			
			is up 5% on July 1997		is down 5% on July 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
February	1,822	6.8	1,823	6.9	1,827	7.1
March	1,904	4.5	1,907	4.6	1,914	4.7
April	1,940	1.9	1,942	1.9	1,945	1.7
May	1,946	0.3	1,942	0.0	1,933	-0.6
June	1,934	-0.6	1,934	-0.4	1,904	-1.5
July	1,916	-0.9	1,927	-0.4	1,870	1.8
August	n.y.a.	n.y.a.	1,916	-0.5	1,831	-2.1

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1997 seasonally adjusted estimate			
			is up 7% on July 1997		is down 7% on July 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
February	2,502	5.0	2,503	5.0	2,510	5.3
March	2,577	3.0	2,581	3.1	2,593	3.3
April	2,598	0.8	2,600	0.7	2,605	0.5
May	2,588	-0.4	2,583	-0.6	2,568	-1.5
June	2,568	-0.8	2,566	-0.7	2,514	-2.1
July	2,529	-1.5	2,551	-0.6	2,454	-2.4
August	n.y.a.	n.y.a.	2,548	-0.1	2,402	-2.1

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	1,056	33	1,089	400	11	411	5	1,461	44	1,505
May	964	8	972	439	11	450	12	1,415	19	1,434
June	1,033	22	1,055	507	106	613	19	1,558	129	1,687
July	1,135	18	1,153	773	34	807	47	1,955	52	2,007
August	1,012	5	1,017	263	52	315	30	1,305	57	1,362
September	1,037	9	1,046	646	22	668	116	1,799	31	1,830
October	907	4	911	390	17	407	40	1,337	21	1,358
November	999	9	1,008	271	8	279	208	1,478	17	1,495
December										
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
July	1,540	3	1,543	479	35	514	25	2,044	38	2,082
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	1,540	53	1,593	448	42	490	12	2,000	95	2,095
May	1,435	22	1,457	477	19	496	14	1,926	41	1,967
June	1,511	34	1,545	533	109	642	22	2,065	144	2,209
July	1,578	24	1,602	825	42	867	53	2,456	66	2,522
August	1,476	8	1,484	304	63	367	43	1,823	71	1,894
September	1,560	19	1,579	712	22	734	120	2,392	41	2,433
October	1,406	7	1,413	426	39	465	43	1,875	46	1,921
November	1,446	18	1,464	317	8	325	216	1,976	29	2,005
December										
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
July	2,080	3	2,083	513	39	552	27	2,620	42	2,662

(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*)

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 (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--														
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
July	179.6	0.2	179.8	39.5	1.8	41.3	219.1	1.9	221.1	51.8	132.1	176.3	401.9	449.2
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--														
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	228.1	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
July	236.3	0.2	236.5	42.1	2.2	44.3	278.4	2.3	280.8	63.8	161.8	228.1	501.9	572.7

(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)**

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1996—						
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
July	1,877	1,880	2,381	2,424	247.0	62.8
TREND ESTIMATES						
1996—						
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	1,706	1,735	2,349	2,384	234.7	61.8
February	1,822	1,850	2,466	2,502	254.0	64.9
March	1,904	1,928	2,538	2,577	268.6	66.8
April	1,940	1,959	2,556	2,598	275.5	67.5
May	1,946	1,958	2,543	2,588	276.9	67.6
June	1,934	1,941	2,520	2,568	275.2	67.6
July	1,916	1,917	2,479	2,529	269.9	67.2

(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 11-13 of the Explanatory Notes.

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)
(\$ 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							
1994-95	2,220.4	2,259.3	543.9	2,803.2	638.0	1,564.3	2,423.5	4,960.2	5,864.7
1995-96	1,692.9	1,731.6	465.6	2,197.2	541.2	2,072.3	2,952.0	4,745.1	5,690.4
1996-97	1,981.4	2,002.2	782.4	2,784.6	657.9	2,208.2	3,344.5	5,669.0	6,786.9
1996—									
Mar. qtr.	364.6	368.4	133.8	502.2	140.9	441.5	660.1	1,075.8	1,303.2
June qtr.	418.6	427.1	124.2	551.3	140.3	491.5	714.0	1,170.7	1,405.6
Sept. qtr.	443.2	448.4	228.3	676.7	146.2	465.4	617.5	1,286.1	1,440.5
Dec. qtr.	441.2	445.0	156.1	601.1	153.6	580.6	847.6	1,338.4	1,602.3
1997 -									
Mar. qtr.	501.0	508.2	190.1	698.3	175.6	607.6	925.3	1,490.9	1,799.2
June qtr.	596.0	600.5	207.9	808.4	182.5	554.6	954.0	1,553.7	1,944.9

(a) 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**

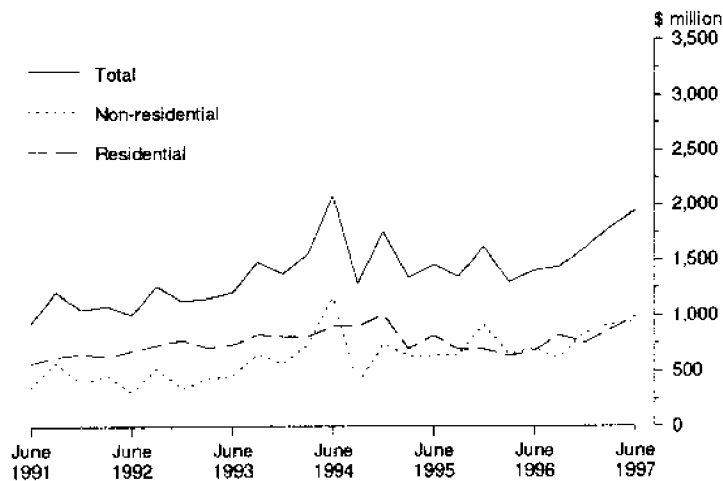


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1994-95	1995-96	1996-97	1997			
				April	May	June	July
PRIVATE SECTOR							
New houses	2,383.4	1,845.2	2,172.2	218.7	225.6	210.9	236.3
New other residential buildings	388.8	325.9	644.5	38.2	74.8	60.9	42.1
<i>Total new residential building</i>	<i>2,772.2</i>	<i>2,171.1</i>	<i>2,816.7</i>	<i>256.9</i>	<i>300.4</i>	<i>271.8</i>	<i>278.4</i>
Alterations and additions to residential buildings	670.6	555.8	686.6	61.1	59.6	71.9	61.6
Hotels, etc.	47.0	135.2	156.0	5.1	1.5	18.7	1.9
Shops	351.0	365.0	373.5	65.7	38.0	16.4	26.6
Factories	206.8	227.6	358.4	23.2	24.1	26.0	12.2
Offices	238.1	301.0	279.7	22.3	37.6	16.5	45.5
Other business premises	165.0	265.1	309.9	26.2	14.4	23.7	45.5
Educational	77.4	80.6	73.7	3.1	3.1	11.0	8.7
Religious	15.4	7.5	15.4	1.4	1.8	1.5	1.8
Health	49.2	68.6	128.7	45.4	7.6	7.9	8.8
Entertainment and recreational	81.9	136.2	47.1	2.7	3.4	1.4	5.6
Miscellaneous	42.9	134.7	122.1	8.1	5.4	8.0	5.3
<i>Total non-residential building</i>	<i>1,274.7</i>	<i>1,721.6</i>	<i>1,864.3</i>	<i>203.3</i>	<i>136.9</i>	<i>131.1</i>	<i>161.8</i>
Total	4,717.5	4,448.5	5,367.6	521.3	496.8	474.9	501.9
PUBLIC SECTOR							
New houses	41.9	42.2	22.9	3.8	0.9	0.4	0.2
New other residential buildings	59.9	66.4	23.8	3.5	1.4	0.2	2.2
<i>Total new residential building</i>	<i>101.8</i>	<i>108.7</i>	<i>46.7</i>	<i>7.3</i>	<i>2.2</i>	<i>0.6</i>	<i>2.3</i>
Alterations and additions to residential buildings	14.4	34.3	34.6	2.7	3.1	2.3	2.2
Hotels, etc.	1.1	1.2	1.7	—	0.5	—	—
Shops	7.7	25.5	18.3	2.4	0.1	0.3	1.7
Factories	12.4	3.0	21.4	0.1	0.4	0.4	1.4
Offices	123.1	118.0	126.9	6.7	12.5	2.0	5.2
Other business premises	53.3	75.7	64.7	0.1	5.4	52.2	4.2
Educational	226.3	284.3	339.0	8.7	14.8	160.2	10.7
Religious	—	—	—	—	—	—	—
Health	71.8	68.0	130.2	5.7	2.3	1.8	32.5
Entertainment and recreational	148.6	115.3	43.2	4.7	3.6	3.6	3.0
Miscellaneous	56.2	39.9	215.1	6.6	3.0	41.2	7.6
<i>Total non-residential building</i>	<i>700.5</i>	<i>730.8</i>	<i>960.6</i>	<i>35.0</i>	<i>42.7</i>	<i>261.8</i>	<i>66.3</i>
Total	816.7	873.8	1,041.9	45.0	48.0	264.6	70.8
TOTAL							
New houses	2,425.3	1,887.4	2,195.1	222.5	226.5	211.3	236.5
New other residential buildings	448.7	392.3	668.3	41.8	76.2	61.1	44.3
<i>Total new residential building</i>	<i>2,874.0</i>	<i>2,279.7</i>	<i>2,863.4</i>	<i>264.2</i>	<i>302.6</i>	<i>272.4</i>	<i>280.8</i>
Alterations and additions to residential buildings	685.1	590.1	721.2	63.8	62.6	74.2	63.8
Hotels, etc.	48.1	136.4	157.7	5.1	2.0	18.7	1.9
Shops	358.8	390.4	391.8	68.1	38.1	16.7	28.3
Factories	219.2	230.6	379.8	23.3	24.5	26.4	13.6
Offices	361.2	419.0	406.6	28.9	50.1	18.6	50.7
Other business premises	218.3	340.8	374.6	26.3	19.9	75.9	49.6
Educational	303.7	364.9	412.7	11.8	17.9	171.2	19.3
Religious	15.4	7.5	15.4	1.4	1.8	1.5	1.8
Health	121.0	136.6	258.8	51.2	9.9	9.6	41.3
Entertainment and recreational	230.4	251.5	90.2	7.4	6.9	5.0	8.6
Miscellaneous	99.0	174.6	337.2	14.8	8.4	49.2	13.0
<i>Total non-residential building</i>	<i>1,973.2</i>	<i>2,452.4</i>	<i>2,824.9</i>	<i>238.3</i>	<i>179.6</i>	<i>392.9</i>	<i>228.1</i>
Total	5,534.3	5,322.3	6,409.5	566.3	544.9	739.5	572.7

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 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
July	4	0.3	2	0.7	1	0.9	--	--	--	--	7	1.9
SHOPS												
1997 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
July	79	7.1	13	3.7	7	4.7	7	12.9	--	--	106	28.3
FACTORIES												
1997 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
July	39	4.1	17	4.9	7	4.6	--	--	--	--	63	13.6
OFFICES												
1997 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
July	52	5.3	19	5.5	6	3.8	5	11.5	3	24.5	85	50.7
OTHER BUSINESS PREMISES												
1997 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
July	32	3.1	16	4.5	9	5.4	6	12.5	2	24.2	65	49.6
EDUCATIONAL												
1997 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
July	12	1.0	10	4.1	7	4.8	2	4.4	1	5.0	32	19.3
RELIGIOUS												
1997 May	--	--	2	0.8	--	--	1	1.0	--	--	3	1.8
June	4	0.5	1	0.3	1	0.8	--	--	--	--	6	1.5
July	1	0.1	2	0.4	2	1.2	--	--	--	--	5	1.8
HEALTH												
1997 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
July	7	0.7	2	0.5	3	2.3	5	10.8	1	27.0	18	41.3
ENTERTAINMENT AND RECREATIONAL												
1997 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
July	6	0.6	4	1.0	2	1.4	3	5.7	--	--	15	8.6
MISCELLANEOUS												
1997 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
July	10	1.1	7	2.0	3	2.0	2	7.9	--	--	22	13.0
TOTAL NON-RESIDENTIAL BUILDING												
1997 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
July	242	23.4	92	27.4	47	31.1	30	65.6	7	80.7	418	228.1

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

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
MELBOURNE STATISTICAL DIVISION (b)						
Houses —						
Brick, stone or concrete	20	2,803	—	—	20	2,803
Brick-veneer	1,014	122,541	1	48	1,015	122,589
Timber	195	18,380	—	—	195	18,380
Fibre cement	9	731	—	—	9	731
Steel, aluminium or other materials	22	2,184	—	—	22	2,184
Not stated	280	32,952	2	144	282	33,096
Total houses	1,540	179,592	3	192	1,543	179,784
<i>Other residential buildings</i>	<i>479</i>	<i>39,534</i>	<i>35</i>	<i>1,750</i>	<i>514</i>	<i>41,284</i>
Total residential buildings	2,019	219,126	38	1,942	2,057	221,067
REST OF VICTORIA (b)						
Houses —						
Brick, stone or concrete	5	345	—	—	5	345
Brick-veneer	335	37,464	—	—	335	37,464
Timber	50	3,869	—	—	50	3,869
Fibre cement	20	1,778	—	—	20	1,778
Steel, aluminium or other materials	37	3,848	—	—	37	3,848
Not stated	93	9,415	—	—	93	9,415
Total houses	540	56,720	—	—	540	56,720
<i>Other residential buildings</i>	<i>34</i>	<i>2,603</i>	<i>4</i>	<i>404</i>	<i>38</i>	<i>3,007</i>
Total residential buildings	574	59,322	4	404	578	59,726
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	25	3,149	—	—	25	3,149
Brick-veneer	1,349	160,005	1	48	1,350	160,053
Timber	245	22,249	—	—	245	22,249
Fibre cement	29	2,509	—	—	29	2,509
Steel, aluminium or other materials	59	6,033	—	—	59	6,033
Not stated	373	42,367	2	144	375	42,511
Total houses	2,080	236,311	3	192	2,083	236,503
<i>Other residential buildings</i>	<i>513</i>	<i>42,137</i>	<i>39</i>	<i>2,154</i>	<i>552</i>	<i>44,291</i>
Total residential buildings	2,593	278,448	42	2,346	2,635	280,794

(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), JULY 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	21	---	2,628	5	---	400	1,008	165	165	4,201
North	15	---	2,137	3	---	246	385	118	118	2,885
Total	36	---	4,765	8	---	646	1,393	283	283	7,087
Bayside (C)										
Brighton	22	-	4,415	5	-	700	1,694	50	50	6,859
South	26	-	3,532	4	-	360	1,554	620	620	6,066
Total	48	-	7,947	9	-	1,060	3,248	670	670	12,925
Boroondara (C)										
Camberwell North	27	---	5,143	18	---	1,948	1,442	74	74	8,607
Camberwell South	16	---	2,344	3	---	510	1,156	383	503	4,512
Hawthorn	1	---	80	---	---	---	1,290	720	890	2,260
Kew	7	---	1,695	38	---	4,250	874	65	65	6,885
Total	51	---	9,262	59	---	6,708	4,762	1,242	1,532	22,264
Brimbank (C)										
Keilor	79	-	9,260	15	---	790	471	1,907	1,907	12,427
Sunshine	32	---	3,604	4	14	960	342	2,990	2,990	7,896
Total	111	---	12,863	19	14	1,750	813	4,897	4,897	20,323
Cardinia (S)										
North	10	---	1,042	-	---	---	245	---	---	1,287
Pakenham	9	---	707	---	---	---	216	224	224	1,148
South	2	---	189	---	---	---	20	---	---	209
Total	21	---	1,939	---	---	---	481	224	224	2,643
Casey (C)										
Berwick	141	---	13,830	6	---	600	342	180	180	14,952
Cranbourne	33	---	2,396	---	---	---	330	445	445	3,170
Hallam	23	---	2,257	30	---	1,935	185	120	120	4,497
South	4	---	360	---	---	---	87	---	---	447
Total	201	---	18,843	36	---	2,535	944	745	745	23,067
Darebin (C)										
Northcote	6	---	501	2	---	200	858	310	310	1,868
Preston	16	---	1,666	7	---	400	537	725	725	3,328
Total	22	---	2,167	9	---	600	1,395	1,035	1,035	5,197
Frankston (C)										
East	38	---	3,087	8	---	463	458	---	506	4,515
West	18	---	1,958	2	---	133	547	2,724	2,724	5,362
Total	56	---	5,045	10	---	596	1,005	2,724	3,230	9,876
Glen Eira (C)										
Caulfield	21	---	3,942	10	---	900	4,357	2,200	2,200	11,399
South	9	---	690	6	---	480	786	69	919	2,874
Total	30	---	4,632	16	---	1,380	5,143	2,269	3,119	14,273
Greater Dandenong (C)										
Dandenong	6	---	695	3	---	130	235	320	320	1,381
Balance	13	1	1,384	5	---	230	374	278	3,523	5,511
Total	19	1	2,079	8	---	360	610	598	3,843	6,892
Hobsons Bay (C)										
Altona	34	---	3,414	2	---	125	164	2,837	2,837	6,539
Williamstown	16	---	2,124	2	---	150	1,072	85	85	3,431
Total	50	---	5,538	4	---	275	1,235	2,922	2,922	9,970
Hume (C)										
Broadmeadows	10	---	877	4	---	223	117	2,734	30,284	31,502
Craigieburn	54	---	5,771	---	---	---	247	---	50	6,068
Sunbury	21	---	2,386	2	---	150	241	312	312	3,089
Total	85	---	9,034	6	---	373	605	3,046	30,646	40,658
Kingston (C)										
North	31	1	3,463	34	2	2,616	870	9,487	10,010	16,959
South	28	---	2,961	19	-	1,186	504	1,165	1,165	5,816
Total	59	1	6,423	53	2	3,802	1,374	10,652	11,175	22,774

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 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	46	—	4,598	28	—	1,876	1,078	5,434	9,434	16,985
South	56	—	6,598	5	—	295	463	1,050	1,050	8,406
Total	102	—	11,196	33	—	2,171	1,541	6,484	10,484	25,392
Manningham (C)										
East	9	—	1,256	—	—	—	211	—	—	1,467
West	44	—	7,132	5	—	537	1,277	746	746	9,691
Total	53	—	8,388	5	—	537	1,488	746	746	11,158
Manlybyrong (C)	9	1	983	6	—	388	694	2,715	2,813	4,879
Maroondah (C)										
Croydon	26	—	2,636	—	—	—	495	4,012	4,012	7,143
Ringwood	20	—	2,150	6	—	300	592	1,312	1,370	4,412
Total	46	—	4,787	6	—	300	1,087	5,324	5,382	11,555
Melbourne (C)										
Inner	—	—	—	—	—	—	—	20,400	23,400	23,400
Remainder	3	—	327	11	—	1,740	440	2,754	2,754	5,261
Total	3	—	327	11	—	1,740	440	23,154	26,154	28,660
Melton (S)										
East	10	—	1,541	—	—	—	18	—	—	1,559
Balance	13	—	1,433	—	—	—	108	—	—	1,541
Total	23	—	2,975	—	—	—	126	—	—	3,101
Monash (C)										
South-West	17	—	1,664	4	—	282	530	1,245	2,649	5,124
Waverley East	9	—	1,859	—	—	—	451	3,000	3,000	5,310
Waverley West	9	—	1,049	5	—	327	490	6,745	7,327	9,193
Total	35	—	4,572	9	—	609	1,471	10,990	12,975	19,628
Moonee Valley (C)										
Essendon	14	—	1,640	17	—	1,130	2,008	643	643	5,421
West	9	—	1,141	12	—	961	138	492	492	2,732
Total	23	—	2,781	29	—	2,091	2,146	1,135	1,135	8,154
Moreland (C)										
Brunswick	7	—	914	17	—	1,350	822	195	195	3,280
Coburg	10	—	956	—	—	—	382	600	600	1,937
North	5	—	583	5	—	250	215	—	515	1,562
Total	22	—	2,452	22	—	1,600	1,418	795	1,310	6,780
Mornington Peninsula (S)										
East	19	—	2,135	—	—	—	235	300	300	2,671
South	40	—	4,765	4	—	560	564	—	—	5,889
West	38	—	4,236	—	—	—	763	195	195	5,194
Total	97	—	11,136	4	—	560	1,563	495	495	13,753
Nillumbik (S)										
South	10	—	1,336	—	—	—	633	265	265	2,233
South-West	11	—	1,646	—	—	—	220	—	—	1,866
Balance	2	—	262	—	—	—	98	—	—	360
Total	23	—	3,244	—	—	—	950	265	265	4,459
Port Phillip (C)										
St Kilda	6	—	1,353	5	—	350	2,088	325	325	4,116
West	23	—	2,775	12	—	1,281	789	20,507	20,647	25,492
Total	29	—	4,128	17	—	1,631	2,877	20,832	20,972	29,608
Stonnington (C)										
Prabhan	2	—	180	21	—	2,921	2,099	1,416	1,416	6,615
Malvern	12	—	2,382	4	12	1,047	2,586	194	194	6,209
Total	14	—	2,562	25	12	3,968	4,685	1,610	1,610	12,825
Whitehorse (C)										
Box Hill	18	—	1,710	14	—	1,038	1,345	300	480	4,573
Nunawading East	18	—	2,021	—	—	—	252	477	477	2,749
Nunawading West	19	—	2,476	47	—	2,964	519	155	155	6,114
Total	55	—	6,207	61	—	4,002	2,116	932	1,112	13,437

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 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	16		1,715					200	200	1,915
South	35		3,752		7	280	485	2,515	2,515	7,032
Total	51		5,467		7	280	485	2,715	2,715	8,947
Wyndham (C)										
North-East	5		537				27			565
Werribee	43		4,845	3		150	247	2,455	3,477	8,718
Balance	7		764				29	2,220	2,220	3,013
Total	55		6,146	3		150	303	4,675	5,697	12,296
Yarra (C)										
North	4		590	3		200	1,667	1,013	1,013	3,470
Richmond	1		280	8		972	902	15,428	15,548	17,702
Total	5		870	11		1,172	2,569	16,441	16,561	21,172
Yarra Ranges (S) -- Pt A (d)										
Central	6		643				493	460	460	1,596
North	9		706				271			976
South-West	91		9,678				2,106	1,065	1,065	12,848
Total	106		11,027				2,869	1,525	1,525	15,421
Melbourne (SD)	1,540	3	179,784	479	35	41,284	51,836	132,138	176,271	449,174
BARWON STATISTICAL DIVISION										
Colac-Otway (S)										
Colac							85			85
North	2		118				120			238
South	1		58				85		194	337
Total	3		176				291		194	661
Golden Plains (S)										
North-West	4		338				63			401
South-East	4		468				12			480
Total	8		806				75			881
Greater Geelong (C)										
Part A										
Bellarine -- Inner	20		2,032				175			2,208
Corio -- Inner	26		2,769	3		150	291	851	851	4,061
Geelong	2		169	2		250	154	1,820	7,057	7,629
Geelong West							228	88	88	316
Newtown	5		704	2		350	731			1,785
South Barwon -- Inner	24		2,923	7		630	99	127	197	3,849
Part B	18		2,119	2		180	609			2,907
Part C										
Total	95		10,716	16		1,560	2,287	2,885	8,192	22,756
Queenscliffe (B)	6		691				242			933
Surf Coast (S)										
East	11		1,381				28	440	570	1,978
West	8		829				102			931
Total	19		2,209				129	440	570	2,909
Barwon (SD)	131	—	14,599	16	—	1,560	3,024	3,325	8,957	28,139

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 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	2		188	2		127	80			395
South	2		278				98	65	65	441
Total	4		466	2		127	178	65	65	835
Glenelg (S)										
Heywood							153			153
North							13			13
Portland	1		183				81	2,505	2,505	2,769
Total	1		183				246	2,505	2,505	2,934
Moyne (S)										
North-East										
North-West										
South	5		497				499	550	770	1,766
Total	5		497				499	550	770	1,766
Southern Grampians (S)										
Hamilton							51			51
Wannon										
Balance	5		497				54			551
Total	5		497				105			601
Warrnambool (C)	18		2,114				346	2,145	7,465	9,925
Lady Julia Percy Island										
Western District (SD)	33		3,757	2		127	1,374	5,265	10,805	16,962
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	1		80				123	497	497	700
Ballarat (C)										
Central	11		891	2		140	586	893	2,603	4,220
Inner North	9		1,090	2		140	75	450	1,000	2,305
North	1		92				45			137
South	8		806				115	1,690	1,690	2,611
Total	29		2,879	4		280	821	3,033	5,293	9,273
Hepburn (S)										
East	5		455				84			539
West	4		342				103		120	565
Total	9		797				187		120	1,104
Moorabool (S)										
Bacchus Marsh	15		1,893				74	948	948	2,914
Ballan	2		182				40			222
West	1		132							132
Total	18		2,207				114	948	948	3,269
Pyrenees (S)										
North							36			36
South	3		338							338
Total	3		338				36			373
Central Highlands (SD)	60		6,301	4		280	1,280	4,478	6,858	14,719

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1997—continued

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WIMMERA STATISTICAL DIVISION										
Hindmarsh (S)	—	—	—	—	—	—	28	—	—	28
Horsham (RC)										
Central	8	—	721	—	—	—	51	300	300	1,072
Balance	2	—	209	—	—	—	—	—	—	209
Total	10	—	930	—	—	—	51	300	300	1,281
Northern Grampians (S)										
St Arnaud	—	—	—	—	—	—	—	—	—	—
Stawell	1	—	80	—	—	—	35	395	873	987
Total	1	—	80	—	—	—	35	395	873	987
West Wimmera (S)	—	—	—	—	—	—	26	—	—	26
Yarrambiack (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	—	120	120	120
Total	—	—	—	—	—	—	—	120	120	120
Wimmera (SD)	11	—	1,010	—	—	—	139	815	1,293	2,442
MALLEE STATISTICAL DIVISION										
Buloke (S)										
North	3	—	322	—	—	—	53	—	—	375
South	—	—	—	—	—	—	—	90	90	90
Total	3	—	322	—	—	—	53	90	90	465
Gannawarra (S)	4	—	476	—	—	—	85	—	—	561
Mildura (RC)										
Pt A	16	—	1,598	—	—	—	411	1,297	1,297	3,306
Pt B	—	—	—	—	—	—	31	—	—	31
Total	16	—	1,598	—	—	—	442	1,297	1,297	3,337
Swan Hill (RC)										
Central	4	—	396	—	—	—	230	356	976	1,602
Robinvale	1	—	87	—	—	—	46	—	—	133
Balance	—	—	—	—	—	—	59	—	—	59
Total	5	—	483	—	—	—	335	356	976	1,794
Mallee (SD)	28	—	2,879	—	—	—	915	1,743	2,363	6,157

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1997 *continued*

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
LODDON STATISTICAL DIVISION										
Central Goldfields (S)										
Maryborough	3	—	333	—	—	—	11	220	2,120	2,464
Balance	—	—	—	—	—	—	28	—	—	28
<i>Total</i>	3	—	333	—	—	—	38	220	2,120	2,491
Greater Bendigo (C)										
Part A										
Central	9	—	798	4	—	125	80	—	390	1,393
Eaglehawk	—	—	—	—	—	—	27	—	—	27
Inner East	8	—	813	—	—	—	72	464	464	1,349
Inner North	1	—	90	—	—	—	15	60	60	165
Inner West	17	—	1,676	—	—	—	60	155	155	1,891
Strathfieldsaye	3	—	269	—	—	—	40	55	55	364
Part B	3	—	345	—	—	—	190	427	427	962
<i>Total</i>	41	—	3,990	4	—	125	484	1,161	1,551	6,150
Loddon (S)										
North	3	—	210	—	—	—	50	—	—	260
South	1	—	150	—	—	—	64	—	—	214
<i>Total</i>	4	—	360	—	—	—	114	—	—	474
Macedon Ranges (S)										
Kyneton	2	—	150	—	4	404	—	—	95	649
Romsey	6	—	653	—	—	—	38	—	—	691
Balance	1	—	119	2	—	76	164	55	55	414
<i>Total</i>	9	—	922	2	4	480	201	55	150	1,753
Mount Alexander (S)										
Castlemaine	4	—	293	—	—	—	50	—	—	344
Balance	6	—	723	—	—	—	184	55	55	962
<i>Total</i>	10	—	1,016	—	—	—	235	55	55	1,306
Loddon-Campaspe (SD)	67	—	6,622	6	4	605	1,072	1,491	3,876	12,175

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 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	1		98						450	548
Kyabram	1		124				103	400	400	627
Rochester							73			73
South								683	683	683
<i>Total</i>	2		222				176	1,083	1,533	1,931
Delatite (S)										
Benalla	6		537				63	50	50	651
North							60			60
South	9		857				259	60	60	1,176
<i>Total</i>	15		1,394				383	110	110	1,887
Greater Shepparton (C)										
Part A	11		1,242				348	1,061	1,716	3,306
Part B										
East	11		1,345				25			1,370
West	3		404				36			440
<i>Total</i>	25		2,991				408	1,061	1,716	5,116
Mitchell (S)										
North	3		430				43	353	503	975
South	3		268				78			346
<i>Total</i>	6		697				121	353	503	1,321
Moira (S)										
East	2		259				107	215	215	581
West	3		388					578	578	966
<i>Total</i>	5		647				107	793	793	1,547
Murrindindi (S)										
East	3		291				60	50	170	521
West	2		352				55			407
<i>Total</i>	5		643				115	50	170	928
Strathbogie (S)	4		512				70	3,692	3,742	4,324
Goulburn (SD)	62		7,108				1,380	7,142	8,567	17,055
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	12		1,134				101			1,235
West	3		633				18			651
<i>Total</i>	15		1,768				119			1,887
Indigo (S)										
Part A	7		580				53	345	345	978
Part B							37			37
<i>Total</i>	7		580				90	345	345	1,015
Wangaratta (RC)										
Central	2		222				58	1,887	1,887	2,166
North	2		272							272
South										
<i>Total</i>	4		493				58	1,887	1,887	2,438
Towong (S)										
Part A	1		130				19			149
Part B										
<i>Total</i>	1		130				19			149
Wodonga (RC)	11		1,248				25	1,700	1,700	2,973
Ovens-Murray (SD)	38		4,220				311	3,932	3,932	8,462

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1997 *continued*

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		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)	
EAST GIPPSLAND STATISTICAL DIVISION										
East Gippsland (S)										
Bairnsdale	13	—	1,215	4	—	360	156	244	624	2,355
Orbost	6	—	593	—	—	—	73	—	—	665
South-West	11	—	1,140	—	—	—	20	—	—	1,160
Balance	1	—	55	—	—	—	15	—	—	70
Total	31	—	3,002	4	—	360	263	244	624	4,250
Wellington (S)										
Alberton	2	—	60	—	—	—	65	—	—	125
Avon	1	—	107	—	—	—	46	—	—	153
Maffra	5	—	561	—	—	—	128	—	—	689
Rosedale	3	—	176	—	—	—	113	—	—	289
Salc	8	—	687	—	—	—	96	—	—	783
Total	19	—	1,591	—	—	—	448	—	—	2,038
East Gippsland (SD)	50	—	4,593	4	—	360	711	244	624	6,288
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)										
Phillip Island	12	—	1,080	2	—	75	536	105	105	1,796
Balance	10	—	750	—	—	—	168	383	383	1,301
Total	22	—	1,830	2	—	75	704	488	488	3,097
Baw Baw (S)										
Part A	1	—	120	—	—	—	—	—	—	120
Part B										
East	2	—	246	—	—	—	20	—	75	341
West	13	—	1,553	—	—	—	252	315	451	2,256
Total	16	—	1,920	—	—	—	272	315	526	2,718
La Trobe (S)										
Moe	—	—	—	—	—	—	55	—	2,500	2,555
Morwell	3	—	389	—	—	—	94	200	200	683
Traralgon	8	—	725	—	—	—	356	115	736	1,818
Balance	1	—	55	—	—	—	56	—	—	111
Total	12	—	1,169	—	—	—	561	315	3,436	5,167
South Gippsland (S)										
Central	5	—	281	—	—	—	50	—	—	331
East	3	—	186	—	—	—	81	77	77	343
West	1	—	160	—	—	—	79	—	—	239
Total	9	—	627	—	—	—	210	77	77	913
Yarra Ranges (S) — Pt B (d)	1	—	85	—	—	—	—	—	—	85
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	60	—	5,631	2	—	75	1,746	1,195	4,527	11,979
VICTORIA										
Victoria	2,080	3	236,503	513	39	44,291	63,787	161,767	228,071	572,652

(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), JULY 1997

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION										
Greater Geelong (C) --										
— Bellarine -- Inner	20	—	2,032	—	—	—	175	—	—	2,208
— Corio Inner	26	—	2,769	3	—	150	291	851	851	4,061
— Geelong	2	—	169	2	—	250	154	1,820	7,057	7,629
— Geelong West	—	—	—	—	—	—	228	88	88	316
— Newtown	5	—	704	2	—	350	731	—	—	1,785
— South Barwon -- Inner	24	—	2,923	7	—	630	99	127	197	3,849
Greater Geelong City Part A (SSD)	77	—	8,598	14	—	1,380	1,678	2,885	8,192	19,848
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) --										
— Central	11	—	891	2	—	140	586	893	2,603	4,220
— Inner North	9	—	1,090	2	—	140	75	450	1,000	2,305
— North	1	—	92	—	—	—	45	—	—	137
— South	8	—	806	—	—	—	115	1,690	1,690	2,611
Ballarat City (SSD)	29	—	2,879	4	—	280	821	3,033	5,293	9,273
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) Pt A	16	—	1,598	—	—	—	411	1,297	1,297	3,306
Mildura Rural City Part A (SSD)	16	—	1,598	—	—	—	411	1,297	1,297	3,306
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C)										
— Central	9	—	798	4	—	125	80	—	390	1,393
— Eaglehawk	—	—	—	—	—	—	27	—	—	27
— Inner East	8	—	813	—	—	—	72	464	464	1,349
— Inner North	1	—	90	—	—	—	15	60	60	165
— Inner West	17	—	1,676	—	—	—	60	155	155	1,891
— Strathfieldsaye	3	—	269	—	—	—	40	55	55	364
Greater Bendigo City Part A (SSD)	38	—	3,645	4	—	125	294	734	1,124	5,188
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	11	—	1,242	—	—	—	348	1,061	1,716	3,306
Shepparton City Part A (SSD)	11	—	1,242	—	—	—	348	1,061	1,716	3,306
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) -- Pt A	7	—	580	—	—	—	53	345	345	978
Towong (S) Pt A	1	—	130	—	—	—	19	—	—	149
Wodonga (RC)	11	—	1,248	—	—	—	25	1,700	1,700	2,973
Wodonga (SSD)	19	—	1,959	—	—	—	97	2,045	2,045	4,101
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) -- Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) --										
— Moe	—	—	—	—	—	—	55	—	2,500	2,555
— Morwell	3	—	389	—	—	—	94	200	200	683
— Traralgon	8	—	725	—	—	—	356	115	736	1,818
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	13	—	1,289	—	—	—	561	315	3,436	5,287

(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)

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
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 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
July	4,737	15,159	24,337	16,148	14,267	9,575	180	8,960	5,407	6,380	105,149
1997 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
July	1,002	17,681	9,861	48,199	46,942	6,949	710	37,568	5,052	2,306	176,271
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	1,806	22,431	14,978	12,791	5,078	7,655	329	12,552	3,706	2,140	83,466
1996 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
July	190	6,189	—	280	800	330	329	—	110	80	8,308
1997 May	524	2,187	—	422	272	700	—	1,092	—	270	5,467
June	—	—	—	—	—	—	—	—	—	—	—
July	—	567	709	370	194	5,070	629	—	1,287	130	8,957
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	2,742	22,669	2,578	3,825	512	273	4,648	819	3,001	41,208
1996 May	—	60	4,942	310	317	3,338	—	70	50	1,171	10,258
June	—	200	—	315	66	188	—	—	221	—	990
July	—	781	120	95	125	—	73	—	298	50	1,542
1997 May	—	100	2,550	50	336	—	—	—	101	1,067	4,204
June	—	—	—	—	—	—	—	—	—	—	—
July	—	2,820	1,045	205	155	840	200	—	220	5,320	10,805
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	6,286	2,795	3,657	2,792	10,997	—	3,027	6,475	1,299	38,312
1996 May	—	320	232	—	160	601	—	2,140	469	350	4,272
June	88	205	—	66	560	327	—	5,145	—	100	6,491
July	—	—	580	66	—	—	—	1,480	70	—	2,196
1997 May	330	100	253	—	—	—	—	—	—	—	683
June	—	—	—	—	—	—	—	—	—	—	—
July	—	2,070	163	50	450	1,167	—	2,958	—	—	6,857

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	Total
WIMMERA STATISTICAL DIVISION											
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	1,151	2,044	1,812	970	185	—	1,810	1,209	1,246	10,654
1996 May	—	—	110	745	—	330	—	—	295	839	2,319
June	50	180	360	441	54	2,389	—	1,220	—	254	4,947
July	—	—	260	603	—	—	—	—	—	79	942
1997 May	—	184	—	107	200	—	—	210	50	—	751
June	—	—	—	—	—	—	—	—	—	—	—
July	455	—	—	—	360	478	—	—	—	—	1,293
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	4,029	2,314	1,147	4,689	6,639	171	1,172	—	1,596	21,973
1996 May	—	—	159	379	—	350	—	—	508	120	1,516
June	—	2,758	175	60	140	—	—	—	320	—	3,453
July	—	200	484	92	—	—	—	—	—	—	776
1997 May	—	120	255	583	620	—	—	817	—	70	2,465
June	—	—	—	—	—	—	—	—	—	—	—
July	—	—	176	354	150	1,403	—	—	—	280	2,363
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	1,835	2,226	2,174	3,894	8,490	358	5,575	1,968	13,295	39,886
1996 May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	—	300	—	945	95	—	—	—	—	—	1,340
1997 May	—	120	272	176	249	860	—	124	929	250	2,979
June	—	—	—	—	—	—	—	—	—	—	—
July	—	460	—	640	225	342	214	—	1,995	—	3,876
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	3,265	5,629	16,652	5,196	11,991	21,381	369	2,117	2,757	14,985	84,344
1996 May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	—	1,480	750	240	470	—	—	249	69	204	3,462
1997 May	—	—	3,640	—	374	4,212	—	—	431	—	8,657
June	—	—	—	—	—	—	—	—	—	—	—
July	110	820	1,333	401	980	538	—	50	66	4,268	8,567

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
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	3,463	3,672	9,395	2,136	1,999	60	3,460	973	2,796	30,247
1996 May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	168	80	140	—	—	1,609	—	2,810	100	—	4,907
1997 May	85	166	50	8,300	372	—	—	650	610	—	10,233
June	—	—	—	—	—	—	—	—	—	—	—
July	345	3,270	—	316	—	—	—	—	—	—	3,931
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	4,199	725	867	2,953	6,699	—	2,577	558	1,697	20,379
1996 May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	—	1,989	200	—	—	664	—	—	350	342	3,545
1997 May	105	67	—	—	58	1,093	—	—	—	134	1,457
June	—	—	—	—	—	—	—	—	—	—	—
July	—	100	—	—	—	—	—	144	—	380	624
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	6,710	21,609	9,020	3,986	17,009	165	2,997	2,627	6,487	71,017
1996 May	200	611	90	125	—	—	90	—	291	180	1,587
June	—	676	20,087	275	100	70	—	—	200	173	21,581
July	140	430	585	—	400	1,248	—	—	—	289	3,092
1997 May	—	3,585	—	157	540	—	—	80	—	464	4,826
June	—	—	—	—	—	—	—	—	—	—	—
July	—	479	305	159	192	2,551	—	570	—	271	4,527
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 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
July	5,235	26,608	27,456	18,469	16,157	13,425	582	13,499	6,404	7,425	135,260
1997 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
July	1,912	28,267	13,592	50,695	49,648	19,337	1,753	41,290	8,621	12,955	228,071

(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)
JULY 1997**

Statistical Division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Melbourne	1,543	256	204	460	15		39	54	514	2,057
Barwon	131	10	6	16	---	---	---	---	16	147
Western District	33	2	---	2	---	---	---	---	2	35
Central Highlands	60	4	---	4	---	---	---	---	4	64
Wimmera	11	---	---	---	---	---	---	---	---	11
Mallee	28	---	---	---	---	---	---	---	---	28
Loddon	67	6	4	10	---	---	---	---	10	77
Goulburn	62	---	---	---	---	---	---	---	---	62
Ovens-Murray	38	---	---	---	---	---	---	---	---	38
East Gippsland	50	4	---	4	---	---	---	---	4	54
Gippsland	60	2	---	2	---	---	---	---	2	62
Victoria	2,083	284	214	498	15	---	39	54	552	2,635
VALUE (\$'000)										
Melbourne	179,784	17,508	17,776	35,284	1,900	---	4,100	6,000	41,284	221,067
Barwon	14,599	780	780	1,560	---	---	---	---	1,560	16,159
Western District	3,757	127	---	127	---	---	---	---	127	3,883
Central Highlands	6,301	280	---	280	---	---	---	---	280	6,581
Wimmera	1,010	---	---	---	---	---	---	---	---	1,010
Mallee	2,879	---	---	---	---	---	---	---	---	2,879
Loddon	6,622	201	404	605	---	---	---	---	605	7,227
Goulburn	7,108	---	---	---	---	---	---	---	---	7,108
Ovens-Murray	4,220	---	---	---	---	---	---	---	---	4,220
East Gippsland	4,593	360	---	360	---	---	---	---	360	4,953
Gippsland	5,631	75	---	75	---	---	---	---	75	5,706
Victoria	236,503	19,331	18,960	38,291	1,900	---	4,100	6,000	44,291	280,794

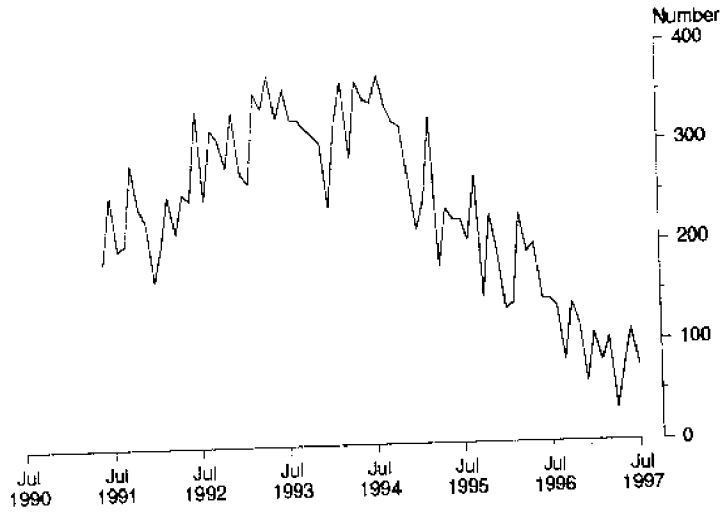
(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

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	July 1997
Melbourne (SD)	2,672	1,919	979	61
Greater Geelong City Part A (SSD)	108	70	49	4
Barwon (SD)	164	82	60	6
Western District (SD)	56	26	18	---
Ballarat City (SSD) (c)	n.a.	30	7	3
Central Highlands (SD)	58	39	16	3
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	2
Greater Shepparton City Part A (SSD)	20	7	4	1
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	---
Latrobe Valley (SSD) (c)	n.a.	n.a.	12	---
Gippsland (SD)	76	57	23	---
Victoria	3,382	2,292	1,154	74

(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**

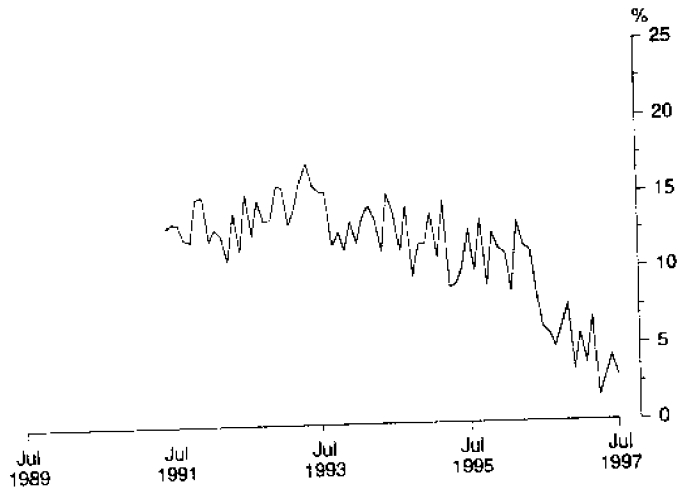


TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area (b) (c)	1994-95	1995-96	1996-97	July 1997
Banyule (C)				
Heidelberg	n.a.	n.a.	8	1
North	n.a.	n.a.	10	
Total	n.a.	n.a.	18	1
Bayside (C)				
Brighton	87	49	27	7
South	n.a.	n.a.	28	3
Total	n.a.	n.a.	55	10
Boroondara (C)				
Camberwell North	n.a.	n.a.	13	
Camberwell South	n.a.	n.a.	9	
Hawthorn	23	8	6	
Kew	35	24	1	
Total	174	104	29	
Brimbank (C)				
Keilor	n.a.	n.a.	76	5
Sunshine	n.a.	n.a.	29	4
Total	n.a.	n.a.	105	9
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	2
Preston	n.a.	n.a.	31	1
Total	n.a.	n.a.	47	3
Frankston (C)				
East	n.a.	n.a.	3	
West	n.a.	n.a.	7	
Total	n.a.	n.a.	10	
Glen Eira (C)				
Caulfield	106	87	73	2
South	n.a.	n.a.	45	5
Total	n.a.	n.a.	118	7
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	
Williamstown	n.a.	n.a.	15	
Total	n.a.	n.a.	47	
Hume (C)				
Broadmeadows	n.a.	n.a.	25	2
Craigieburn	n.a.	n.a.	6	
Sunbury	n.a.	n.a.	5	2
Total	n.a.	n.a.	36	4
Kingston (C)				
North	n.a.	n.a.	35	4
South	n.a.	n.a.	29	
Total	n.a.	n.a.	64	4
Knox (C)	n.a.	n.a.	---	
Manningham (C)	n.a.	n.a.	---	
Maribymong (C)	n.a.	n.a.	26	1
Maroondah (C)				
Croydon	n.a.	n.a.	14	1
Ringwood	n.a.	n.a.	11	2
Total	n.a.	n.a.	25	3
Melbourne (C)				
Inner	---	---	---	
Remainder	n.a.	5	2	
Total	n.a.	5	2	
Melton (S)				
East	n.a.	n.a.	6	
Balance	n.a.	n.a.	2	
Total	n.a.	n.a.	8	
Monash (C)				
South-West	n.a.	n.a.	56	2
Waverley East	n.a.	n.a.	23	1
Waverley West	n.a.	n.a.	82	1
Total	n.a.	n.a.	161	4

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

Statistical local area (b) (c)	1994-95	1995-96	1996-97	July 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.	5	1
North	n.a.	n.a.	17	1
Total	n.a.	n.a.	27	3
Mornington Peninsula (S)				
East	n.a.	n.a.	4	—
South	14	14	—	4
West	n.a.	n.a.	8	—
Total	n.a.	n.a.	12	4
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	4
Total	n.a.	n.a.	1	4
Stonnington (C)				
Prahran	n.a.	n.a.	16	—
Malvern	59	33	19	—
Total	n.a.	n.a.	35	—
Whitehorse (C)				
Box Hill	69	39	36	—
Nunawading East	n.a.	n.a.	12	3
Nunawading West	n.a.	n.a.	30	1
Total	190	116	78	4
Whittlesea (C)				
Wyndham (C)	n.a.	n.a.	—	—
Yarra (C)				
North	n.a.	n.a.	5	—
Richmond	29	25	14	—
Total	n.a.	n.a.	19	—
Yarra Ranges (S) (d)				
Central	2	3	5	—
North	n.a.	n.a.	2	—
South-West	n.a.	n.a.	11	—
Total	n.a.	n.a.	18	—
Melbourne Statistical Division	2,672	1,919	979	61
Rest of Victoria	710	373	175	13
Total Victoria	3,382	2,292	1,154	74

(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 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
- (e) 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.)

UNPUBLISHED DATA
AND RELATED
PUBLICATIONS

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.

ELECTRONIC SERVICES

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.

RECORDED MESSAGE
SERVICES

0055 26400

Consumer Price Index

National Accounts

Balance of Payments

Labour Force Estimates

Average Weekly Earnings

Estimated Resident Population

SYMBOLS AND USAGES

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

.. not applicable

— nil or rounded to zero

r figure or series revised since previous issue

n.a. not available

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

Vince Lazzaro
Acting Regional Director



For more information . . .

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the ABS Catalogue of Publications and Products available from all ABS Offices.

ABS Products and Services

Many standard products are available from ABS bookshops located in each State and Territory. In addition to these products, information tailored to the needs of clients can be obtained on a wide range of media by contacting your nearest ABS Office. The ABS also provides a Subscription Service for standard products and some tailored information services.

National Dial-a-Statistic Line

0055 86 400

Steadycom P/L: premium rate 25c/20 secs.

This number gives 24-hour access, 365 days a year, for a range of important economic statistics including the CPI.

Internet

<http://www.abs.gov.au>

A wide range of ABS information is available via the Internet, with basic statistics available for each State, Territory and Australia. We also have Key National Indicators, ABS product release details and other information of general interest.

Sales and Inquiries

client.services@abs.gov.au

National Mail Order Service (02) 6252 5249
Subscription Service 1800 02 0608

	Information Inquiries	Bookshop Sales
CANBERRA	(02) 6252 6627	(02) 6207 0326
SYDNEY	(02) 9268 4611	(02) 9268 4620
MELBOURNE	(03) 9615 7755	(03) 9615 7755
BRISBANE	(07) 3222 6351	(07) 3222 6350
PERTH	(08) 9360 5140	(08) 9360 5307
ADELAIDE	(08) 8237 7100	(08) 8237 7582
HOBART	(03) 6222 5800	(03) 6222 5800
DARWIN	(08) 8943 2111	(08) 8943 2111



Client Services, ABS, PO Box 10, Belconnen ACT 2616

Produced by the Australian Government Publishing Service
© Commonwealth of Australia 1997



2873120007970

ISSN 1031-1998

Recommended retail price: \$17.00