

**CATALOGUE NUMBER 8731.2
11 JANUARY 1995**

**BUILDING APPROVALS, VICTORIA,
NOVEMBER 1994**

PLEASE NOTE - Three major changes have taken place in the collection and presentation of Building Approval statistics in recent months.

(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 lists of boundary changes enclosed with the July and October 1994 issues of this publication. Copies of these lists are also available from ABS Victoria on request.

(3) As part of the redesign of the Australian Building Approvals publication 8731.0, commencing with the October 1994 issue, dwelling units approved as part of alterations and additions to existing buildings (including conversions to dwelling units) and as part of the construction of non-residential buildings have been included in the body of some tables, instead of as a footnote. This change has not been reflected in this current state publication, although it will be implemented in the near future. In this publication dwelling units approved as a result of this activity continue to be listed in a footnote to table 1.

Please be aware of this when comparing figures from this publication with State figures in the Australian publication.

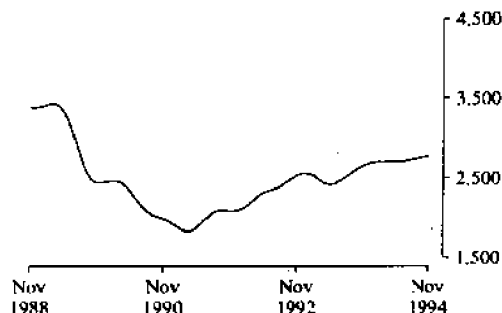
MAIN FEATURES

- Trend estimates of the number of dwelling units approved in November 1994 (2,777) show a slight increase over the figure recorded for October 1994 (2,766), and a 5 per cent increase when compared with the level recorded for November 1993.

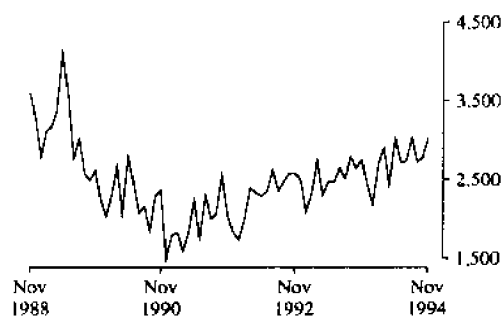
- In original terms the number of dwelling units approved in November 1994 (3,031) was 9 per cent higher than in October 1994 (2,776), and 10 per cent higher than in November 1993 (2,745).

- The value of non-residential buildings approved, at current prices, for the five months ending 30 November 1994 was \$833m, a decrease of 2 per cent when compared with the corresponding figure for the five months ending 30 November 1993 (\$850m).

**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 Kinnersly 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 June to November 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 (December 1994) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 5 per cent in December 1994, the trend estimate for that month would be 2,439, a movement of 0.5 per cent. The monthly movements in the trend estimates for September, October and November 1994 which are currently estimated to be 0.1, -0.2 and -0.3 per cent respectively, would be revised to 0.4, 0.3 and 0.4 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in December 1994 would produce a trend estimate for that month of 2,342, a movement of -0.9 per cent, with the movements in the trend estimates for September, October and November 1994 being revised to -0.2, -0.7 and -0.8 per cent respectively.

NUMBER OF NEW PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1994 seasonally adjusted estimate			
			is up 5% on November 1994		is down 5% on November 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994-						
June	2,381	0.3	2,379	0.2	2,384	0.4
July	2,392	0.4	2,387	0.3	2,395	0.5
August	2,403	0.5	2,400	0.6	2,404	0.4
September	2,404	0.1	2,410	0.4	2,399	-0.2
October	2,400	-0.2	2,417	0.3	2,383	-0.7
November	2,393	-0.3	2,427	0.4	2,363	-0.8
December	n.y.a.	n.y.a.	2,439	0.5	2,342	-0.9

TOTAL NUMBER OF NEW HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1994 seasonally adjusted estimate			
			is up 5% on November 1994		is down 5% on November 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994-						
June	2,465	1.0	2,463	1.0	2,468	1.2
July	2,478	0.5	2,475	0.5	2,484	0.6
August	2,482	0.2	2,480	0.2	2,485	0.0
September	2,476	-0.2	2,482	0.1	2,470	-0.6
October	2,465	-0.5	2,485	0.1	2,446	-1.0
November	2,453	-0.5	2,493	0.3	2,419	-1.1
December	n.y.a.	n.y.a.	2,502	0.4	2,390	-1.2

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

	<i>Trend estimate</i>		<i>Revised trend estimate if December 1994 seasonally adjusted estimate</i>			
			<i>is up 6% on November 1994</i>		<i>is down 6% on November 1994</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
<i>1994-</i>						
June	2,709	0.1	2,705	-0.1	2,711	0.2
July	2,723	0.5	2,714	0.4	2,726	0.5
August	2,741	0.7	2,737	0.8	2,742	0.6
September	2,755	0.5	2,764	1.0	2,749	0.2
October	2,766	0.4	2,798	1.2	2,747	-0.1
November	2,777	0.4	2,838	1.4	2,743	-0.2
December	n.y.a.	n.y.a.	2,880	1.5	2,737	-0.2

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

	<i>Trend estimate</i>		<i>Revised trend estimate if December 1994 seasonally adjusted estimate</i>			
			<i>is up 5% on November 1994</i>		<i>is down 5% on November 1994</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
<i>1994-</i>						
June	249.6	-0.1	249.4	-0.1	249.9	0.1
July	250.1	0.2	249.6	0.1	250.5	0.2
August	250.9	0.3	250.7	0.4	251.1	0.3
September	251.8	0.4	252.4	0.7	251.2	0.1
October	252.8	0.4	255.0	1.0	251.2	0.0
November	254.0	0.5	258.0	1.2	250.8	-0.2
December	n.y.a.	n.y.a.	261.2	1.3	250.4	-0.2

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

	<i>Trend estimate</i>		<i>Revised trend estimate if December 1994 seasonally adjusted estimate</i>			
			<i>is up 8% on November 1994</i>		<i>is down 8% on November 1994</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
<i>1994-</i>						
June	51.5	6.2	51.6	6.5	51.8	6.9
July	55.5	7.9	55.9	8.2	56.1	8.4
August	59.6	7.4	59.8	7.1	59.9	6.8
September	63.1	5.9	62.7	4.8	62.3	3.9
October	65.7	4.1	64.1	2.2	62.9	0.9
November	67.3	2.3	64.2	0.3	62.0	-1.4
December	n.y.a.	n.y.a.	63.6	-1.0	60.2	-2.9

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
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
1993-94									
July-November	7,372	344	7,716	1,306	65	1,371	8,678	409	9,087
1994-95									
July-November	8,869	143	9,012	1,087	145	1,232	9,956	288	10,244
1993—									
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
1994—									
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
August	1,843	11	1,854	228	10	238	2,071	21	2,092
September	1,760	25	1,785	106	29	135	1,866	54	1,920
October	1,726	39	1,765	315	20	335	2,041	59	2,100
November	1,834	48	1,882	239	86	325	2,073	134	2,207
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
1993-94									
July-November	11,369	500	11,869	1,414	71	1,485	12,783	571	13,354
1994-95									
July-November	12,642	261	12,903	1,170	226	1,396	13,812	487	14,299
1993—									
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
1994—									
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
August	2,716	37	2,753	243	45	288	2,959	82	3,041
September	2,477	49	2,526	120	73	193	2,597	122	2,719
October	2,393	46	2,439	315	22	337	2,708	68	2,776
November	2,591	81	2,672	273	86	359	2,864	167	3,031

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 70 such dwelling units approved in November 1994.

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

Period	New residential building									Alterations and additions in residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
MELBOURNE STATISTICAL DIVISION														
1991-92	1,280.1	28.8	1,309.0	101.6	47.4	149.0	1,381.7	76.3	1,458.0	413.3	978.6	1,242.4	2,773.2	3,113.7
1992-93	1,538.4	42.4	1,580.8	125.3	10.5	135.9	1,663.7	52.9	1,716.7	429.7	858.2	1,138.2	2,951.4	3,284.6
1993-94	1,683.9	40.5	1,724.4	241.8	31.1	272.9	1,925.7	71.6	1,997.3	509.2	1,619.8	2,138.6	4,046.0	4,645.1
1993-94														
July-November	685.3	22.0	707.3	98.6	4.6	103.2	783.8	26.6	810.5	200.0	464.4	722.0	1,448.1	1,732.5
1994-95														
July-November	858.8	9.2	867.9	102.7	10.0	112.7	961.5	19.2	980.7	279.0	427.7	698.3	1,667.8	1,957.9
1993														
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
August	181.6	0.7	182.3	15.4	0.4	15.8	196.9	1.2	198.1	66.3	67.0	91.7	330.2	356.0
September	172.4	1.5	173.9	13.5	1.8	15.4	185.9	3.4	189.3	41.4	89.9	101.0	317.2	331.7
October	166.4	2.3	168.7	32.8	1.4	34.2	199.2	3.7	202.9	86.0	117.5	296.8	402.7	585.6
November	177.2	3.3	180.5	21.7	6.3	28.0	198.8	9.6	208.5	48.9	107.6	149.1	355.0	406.4
VICTORIA														
1991-92	1,933.9	42.0	1,975.9	129.3	65.7	195.0	2,063.2	107.8	2,170.9	514.1	1,114.9	1,473.7	3,691.5	4,158.8
1992-93	2,262.5	71.4	2,333.8	145.7	14.6	160.3	2,408.2	86.0	2,494.1	533.0	1,066.2	1,406.3	4,006.9	4,433.4
1993-94	2,465.2	58.8	2,524.0	252.8	40.9	293.7	2,718.0	99.7	2,817.7	623.5	1,853.6	2,502.7	5,186.0	5,943.9
1993-94														
July-November	1,010.9	34.2	1,045.1	104.5	5.3	109.8	1,115.4	39.5	1,155.0	247.3	572.3	849.5	1,934.7	2,251.8
1994-95														
July-November	1,179.5	16.1	1,195.7	107.6	14.4	122.0	1,287.2	30.5	1,317.7	327.8	505.0	832.7	2,119.2	2,478.1
1993														
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
August	252.5	2.2	254.7	16.5	2.4	18.9	269.0	4.7	273.7	77.1	79.6	111.5	425.7	462.2
September	232.9	3.0	235.9	14.2	4.1	18.3	247.1	7.1	254.2	51.2	105.4	119.5	403.7	424.9
October	223.6	2.7	226.3	32.8	1.6	34.4	256.4	4.2	260.6	94.9	134.0	347.3	485.3	702.8
November	243.3	5.3	248.6	23.8	6.3	30.1	267.1	11.6	278.7	60.0	121.2	173.8	447.6	512.4

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

Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1993—						
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—						
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
August	2,490	2,602	2,740	2,875	255.8	75.4
September	2,392	2,417	2,521	2,635	248.8	48.0
October	2,312	2,383	2,627	2,732	254.8	87.7
November	2,410	2,475	2,696	2,835	255.3	53.1
TREND ESTIMATES						
1993—						
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						
January	2,333	2,344	2,578	2,699	238.7	50.1
February	2,358	2,358	2,592	2,707	243.5	49.0
March	2,368	2,379	2,601	2,708	247.3	48.0
April	2,372	2,409	2,608	2,708	249.4	47.3
May	2,375	2,440	2,610	2,706	249.7	48.4
June	2,381	2,465	2,613	2,709	249.6	51.5
July	2,392	2,478	2,621	2,723	250.1	55.5
August	2,403	2,482	2,629	2,741	250.9	59.6
September	2,404	2,476	2,633	2,755	251.8	63.1
October	2,400	2,465	2,638	2,766	252.8	65.7
November	2,393	2,453	2,642	2,777	254.0	67.3

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
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	280.2	2,478.7	520.4	1,344.8	1,775.1	4,307.5	4,774.3
1993-94	2,354.9	2,411.2	367.4	2,778.6	595.4	2,333.4	3,152.5	5,676.3	6,526.5
1993- .									
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.	563.5	580.5	77.7	658.3	154.0	420.6	570.2	1,235.6	1,382.4
1994- .									
Mar. qtr.	569.0	576.1	111.7	687.8	127.1	449.4	747.2	1,237.8	1,562.0
June qtr.	631.8	644.3	91.3	735.6	179.3	1,032.0	1,175.0	1,949.0	2,089.9
Sept. qtr.	666.1	673.6	70.8	744.4	161.6	311.5	388.5	1,218.1	1,294.6

(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 1989-1990 PRICES
VICTORIA

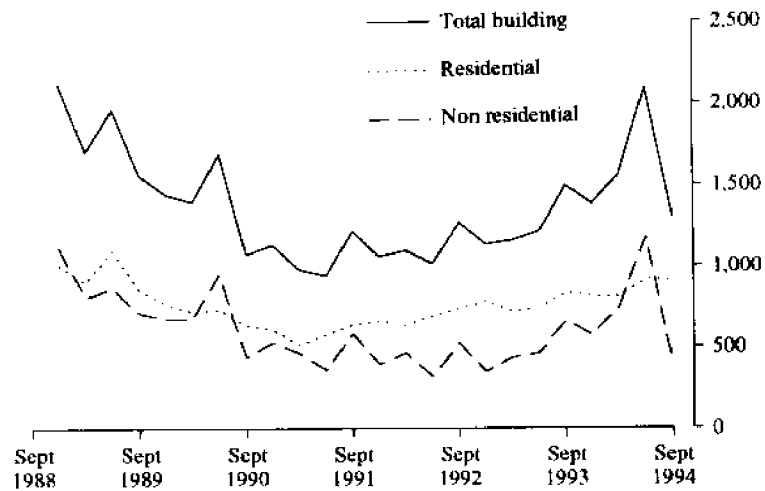


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA
(\$ million)

Class of building	1992-93	1993-94	July-November		1994		
			1993-94	1994-95	September	October	November
PRIVATE SECTOR							
New houses	2,262.5	2,465.2	1,010.9	1,179.5	232.9	223.6	243.3
New other residential buildings	145.7	252.8	104.5	107.6	14.2	32.8	23.8
<i>Total new residential building</i>	<i>2,408.2</i>	<i>2,718.0</i>	<i>1,115.4</i>	<i>1,287.2</i>	<i>247.1</i>	<i>256.4</i>	<i>267.1</i>
Alterations and additions to residential buildings	532.5	614.4	247.0	327.1	51.2	94.9	59.3
Hotels, etc.	42.7	187.1	9.2	9.7	1.8	2.9	2.2
Shops	146.7	483.6	238.7	120.5	40.2	41.6	11.5
Factories	269.9	161.2	64.1	96.0	12.5	17.6	31.7
Offices	210.7	178.1	33.1	79.9	11.2	24.6	26.8
Other business premises	155.3	225.1	50.9	77.2	15.8	22.7	9.4
Educational	58.5	88.1	51.5	32.0	10.8	3.4	6.9
Religious	16.1	13.9	7.9	7.4	1.5	2.5	1.1
Health	80.3	119.8	45.7	30.4	4.7	11.7	4.4
Entertainment and recreational	36.5	308.7	13.0	34.4	1.7	3.8	23.8
Miscellaneous	49.7	87.9	58.2	17.5	5.4	3.2	3.4
<i>Total non-residential building</i>	<i>1,066.2</i>	<i>1,853.6</i>	<i>572.3</i>	<i>505.0</i>	<i>105.4</i>	<i>134.0</i>	<i>121.2</i>
Total	4,006.9	5,186.0	1,934.7	2,119.2	403.7	485.3	447.6
PUBLIC SECTOR							
New houses	71.4	58.8	34.2	16.1	3.0	2.7	5.3
New other residential buildings	14.6	40.9	5.3	14.4	4.1	1.6	6.3
<i>Total new residential building</i>	<i>86.0</i>	<i>99.7</i>	<i>39.5</i>	<i>30.5</i>	<i>7.1</i>	<i>4.2</i>	<i>11.6</i>
Alterations and additions to residential buildings	0.5	9.1	0.3	0.7	—	—	0.7
Hotels, etc.	4.3	1.3	1.2	0.2	—	0.1	—
Shops	8.4	3.4	1.2	4.6	0.4	0.3	0.3
Factories	2.2	45.0	7.0	11.8	—	1.9	9.6
Offices	48.8	56.2	19.6	31.3	0.7	26.1	1.8
Other business premises	13.8	141.7	5.5	5.1	0.3	—	4.3
Educational	97.0	119.6	64.8	119.9	10.8	63.5	22.3
Religious	—	—	—	—	—	—	—
Health	40.9	182.9	132.4	16.7	0.7	1.3	10.7
Entertainment and recreational	61.8	69.5	41.1	130.4	0.1	115.5	2.3
Miscellaneous	62.7	29.5	4.4	7.8	1.1	4.5	1.2
<i>Total non-residential building</i>	<i>340.0</i>	<i>649.1</i>	<i>277.2</i>	<i>327.7</i>	<i>14.1</i>	<i>213.3</i>	<i>52.6</i>
Total	426.5	757.9	317.0	358.9	21.2	217.5	64.8
TOTAL							
New houses	2,333.8	2,524.0	1,045.1	1,195.7	235.9	226.3	248.6
New other residential buildings	160.3	293.7	109.8	122.0	18.3	34.4	30.1
<i>Total new residential building</i>	<i>2,494.1</i>	<i>2,817.7</i>	<i>1,155.0</i>	<i>1,317.7</i>	<i>254.2</i>	<i>260.6</i>	<i>278.7</i>
Alterations and additions to residential buildings	533.0	623.5	247.3	327.8	51.2	94.9	60.0
Hotels, etc.	47.0	188.4	10.4	9.8	1.8	3.0	2.2
Shops	155.1	487.1	239.9	125.1	40.6	41.9	11.8
Factories	272.1	206.2	71.1	107.8	12.5	19.6	41.3
Offices	259.5	234.3	52.7	111.2	11.9	50.7	28.6
Other business premises	169.1	366.8	56.4	82.3	16.1	22.7	13.6
Educational	155.5	207.7	116.3	151.8	21.6	66.9	29.2
Religious	16.1	13.9	7.9	7.4	1.5	2.5	1.1
Health	121.2	302.7	178.1	47.1	5.3	13.1	15.1
Entertainment and recreational	98.3	378.2	54.1	164.7	1.8	119.3	26.1
Miscellaneous	112.4	117.4	62.6	25.3	6.4	7.7	4.5
<i>Total non-residential building</i>	<i>1,406.3</i>	<i>2,502.7</i>	<i>849.5</i>	<i>832.7</i>	<i>119.5</i>	<i>347.3</i>	<i>173.8</i>
Total	4,433.4	5,943.9	2,251.8	2,478.1	424.9	702.8	512.4

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 September	6	0.6	1	0.5	1	0.8	—	—	—	—	8	1.8
October	8	0.8	3	0.7	—	—	1	1.5	—	—	12	3.0
November	4	0.3	2	0.9	—	—	1	1.0	—	—	7	2.2
SHOPS												
1994 September	44	3.8	17	4.5	6	3.9	2	3.3	1	25.0	70	40.6
October	75	7.2	17	5.3	6	4.0	5	7.5	1	17.8	104	41.9
November	47	3.8	9	2.8	—	—	2	5.2	—	—	58	11.8
FACTORIES												
1994 September	27	2.4	23	6.8	5	3.3	—	—	—	—	55	12.5
October	38	3.6	20	5.5	3	2.0	5	8.4	—	—	66	19.6
November	39	3.7	15	4.4	11	6.9	4	7.7	2	18.6	71	41.3
OFFICES												
1994 September	29	2.9	9	3.0	5	3.4	2	2.7	—	—	45	11.9
October	51	4.9	24	6.7	8	5.1	5	9.6	1	24.4	89	50.7
November	42	3.7	21	5.0	7	4.0	2	3.4	1	12.5	73	28.6
OTHER BUSINESS PREMISES												
1994 September	26	2.2	9	2.6	6	3.7	5	7.6	—	—	46	16.1
October	22	2.3	11	3.0	4	2.7	3	3.7	1	11.0	41	22.7
November	27	2.6	12	3.7	2	1.1	3	6.3	—	—	44	13.6
EDUCATIONAL												
1994 September	14	1.7	7	2.7	7	4.6	4	12.7	—	—	32	21.6
October	14	1.4	3	0.7	4	2.9	8	18.8	3	43.1	32	66.9
November	19	1.9	7	2.3	6	3.7	5	11.9	1	9.4	38	29.2
RELIGIOUS												
1994 September	3	0.2	2	0.8	1	0.5	—	—	—	—	6	1.5
October	2	0.3	—	—	—	—	1	2.2	—	—	3	2.5
November	5	0.5	—	—	1	0.6	—	—	—	—	6	1.1
HEALTH												
1994 September	1	0.1	2	0.6	2	1.5	2	3.2	—	—	7	5.3
October	3	0.3	5	1.1	1	0.7	3	4.5	1	6.5	13	13.1
November	3	0.3	5	1.5	—	—	5	8.3	1	5.0	14	15.1
ENTERTAINMENT AND RECREATIONAL												
1994 September	10	1.0	4	0.9	—	—	—	—	—	—	14	1.8
October	10	0.7	2	0.6	2	1.7	1	2.0	1	114.2	16	119.3
November	14	1.5	2	0.4	2	1.3	2	2.9	1	20.0	21	26.1
MISCELLANEOUS												
1994 September	16	1.6	6	1.6	3	1.8	1	1.5	—	—	26	6.4
October	14	1.4	3	0.9	3	1.6	2	3.9	—	—	22	7.7
November	17	1.5	5	1.6	—	—	1	1.5	—	—	23	4.5
TOTAL NON-RESIDENTIAL BUILDING												
1994 September	176	16.4	80	23.9	36	23.3	16	31.0	1	25.0	309	119.5
October	237	22.9	88	24.6	31	20.7	34	62.2	8	216.9	398	347.3
November	217	19.9	78	22.6	29	17.6	25	48.2	6	65.5	355	173.8

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS APPROVED
BY MATERIAL OF OUTER WALLS, NOVEMBER 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	22	2,607	—	—	22	2,607
Brick-veneer	1,101	106,520	8	820	1,109	107,340
Timber	43	3,467	—	—	43	3,467
Fibre cement	12	1,080	—	—	12	1,080
Steel, aluminium or other materials	32	4,668	—	—	32	4,668
Not stated	624	58,831	40	2,499	664	61,330
Total houses	1,834	177,172	48	3,319	1,882	180,492
<i>Other residential buildings</i>	239	21,667	86	6,298	325	27,966
Total residential buildings	2,073	198,840	134	9,618	2,207	208,457
REST OF VICTORIA						
Houses —						
Brick, stone or concrete	10	1,066	—	—	10	1,066
Brick-veneer	442	41,413	11	707	453	42,120
Timber	62	4,339	—	—	62	4,339
Fibre cement	29	1,277	—	—	29	1,277
Steel, aluminium or other materials	77	6,416	—	—	77	6,416
Not stated	137	11,599	22	1,272	159	12,871
Total houses	757	66,110	33	1,980	790	68,089
<i>Other residential buildings</i>	34	2,166	—	—	34	2,166
Total residential buildings	791	68,276	33	1,980	824	70,256
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	32	3,673	—	—	32	3,673
Brick-veneer	1,543	147,932	19	1,527	1,562	149,460
Timber	105	7,806	—	—	105	7,806
Fibre cement	41	2,357	—	—	41	2,357
Steel, aluminium or other materials	109	11,084	—	—	109	11,084
Not stated	761	70,430	62	3,772	823	74,201
Total houses	2,591	243,282	81	5,299	2,672	248,581
<i>Other residential buildings</i>	273	23,834	86	6,298	359	30,132
Total residential buildings	2,864	267,116	167	11,597	3,031	278,713

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, NOVEMBER 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										
Berwick (C)	107	—	9,977	—	—	—	611	1,005	1,005	11,593
Boroondara (C) (b)										
— Camberwell (C)	41	—	5,255	—	—	—	2,613	1,418	1,418	9,286
— Hawthorn (C)	2	—	415	—	—	—	720	—	150	1,285
— Kew (C)	24	—	4,021	4	—	420	712	70	70	5,223
Box Hill (C)	29	2	2,851	—	—	—	880	300	2,129	5,860
Brighton (C)	7	—	985	4	—	836	913	—	—	2,734
Broadmeadows (C)	52	5	3,640	3	—	160	408	12,255	12,305	16,513
Bulla (S)	143	—	14,038	—	—	—	305	100	155	14,498
Caulfield (C)	19	—	2,550	—	—	—	852	1,701	1,701	5,104
Chelsea (C)	18	—	1,533	3	—	99	412	—	—	2,044
Cranbourne (C)	121	—	9,240	—	—	—	836	830	880	10,956
Croydon (C)	39	—	3,091	—	—	—	595	1,241	1,241	4,927
Dandenong (C)	19	—	1,409	—	—	—	744	3,720	4,134	6,287
Darebin (C) --- (b)										
— Northcote (C)	11	—	1,173	3	—	320	1,309	—	—	2,801
— Preston (C)	26	—	2,452	8	—	475	525	5,879	5,879	9,332
Diamond Valley (S)	21	—	2,562	—	—	—	371	489	489	3,421
Doncaster and Templestowe (C)	40	4	6,114	—	—	—	764	500	617	7,495
Eltham (S)	27	—	2,563	—	—	—	857	—	—	3,421
Essendon (C) (b)	13	—	919	—	40	4,000	1,758	508	508	7,185
Flinders (S)	50	—	4,083	—	—	—	1,137	353	353	5,574
Footscray (C) (b)	14	—	951	5	—	295	362	410	410	2,018
Frankston (C)	17	—	1,799	2	—	150	982	1,262	1,262	4,192
Hastings (S)	34	2	3,198	—	—	—	292	640	640	4,130
Healesville (S)	14	—	1,033	—	—	—	119	—	—	1,152
Heidelberg (C)	23	—	2,521	5	—	440	596	—	1,100	4,658
Hobsons Bay (C) (b)										
— Altona (C)	20	—	1,502	—	—	—	180	245	245	1,927
— Williamstown (C)	16	—	1,979	—	—	—	473	325	325	2,777
Keilor (C)	141	—	13,941	—	—	—	637	2,215	2,875	17,453
Knox (C)	59	—	5,603	—	—	—	1,172	639	639	7,414
Lillydale (S)	58	10	6,635	—	—	—	988	1,890	4,021	11,643
Melbourne (C) (b)	1	—	300	32	—	1,600	8,058	42,690	59,627	69,585
Melton (S)	49	—	4,850	—	—	—	629	443	443	5,922
Moorabbin (C)	48	—	3,671	—	—	—	1,605	427	427	5,703
Moreland (C) (b)										
— Brunswick (C)	—	—	—	—	—	—	313	200	4,300	4,613
— Coburg (C)	8	—	482	4	—	240	539	266	266	1,527
Mordialloc (C)	18	4	2,072	—	—	—	834	3,574	3,874	6,780
Mornington (S)	43	1	4,401	—	—	—	602	2,050	2,050	7,053
Nunawading (C)	21	—	2,158	2	—	105	952	1,230	1,230	4,445
Oakleigh (C)	34	2	2,460	2	5	418	392	80	3,853	7,123
Pakenham (S)	25	11	2,691	—	—	—	588	327	327	3,606
Port Phillip (C) --- (b)										
— Port Melbourne (C)	—	—	—	—	—	—	35	300	300	335
— St Kilda (C)	22	—	1,992	64	—	5,337	1,015	1,890	1,890	10,234
— South Melbourne (C)	—	—	—	—	—	—	1,207	650	650	1,857
Ringwood (C)	27	—	1,959	—	—	—	408	1,150	1,150	3,517
Sandringham (C)	14	—	1,782	—	41	2,060	1,280	60	60	5,182
Sherbrooke (S)	7	—	915	—	—	—	589	60	364	1,868
Springvale (C)	37	—	3,290	—	—	—	327	790	790	4,407
Stonnington (C) (b)										
— Malvern (C)	9	—	2,240	44	—	5,140	2,063	1,354	1,354	10,797
— Prahran (C)	5	—	1,850	42	—	5,300	1,192	450	450	8,792
Sunshine (C)	34	4	3,873	6	—	150	289	1,896	2,096	6,408
Upper Yarra (S) Pt A	9	—	644	—	—	—	115	—	—	759
Waverley (C)	22	3	2,625	—	—	—	647	1,563	1,628	4,900
Werribee (C)	118	—	10,773	—	—	—	389	5,198	14,006	25,168
Whittlesea (C)	71	—	6,784	—	—	—	395	1,604	1,604	8,783
Yarra (C) --- (b)										
— Collingwood (C)	—	—	—	—	—	—	273	1,190	1,190	1,463
— Fitzroy (C) (b)	4	—	305	4	—	240	695	60	476	1,716
— Richmond (C)	3	—	340	2	—	180	316	110	110	946
Melbourne (SD)	1,834	48	180,492	239	86	27,966	48,868	107,606	149,066	406,391

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, NOVEMBER 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)				
BARWON STATISTICAL DIVISION										
Colac — Otway (S) (b)										
— Colac (C)							13			13
— Colac (S)	2		200				82			282
— Otway (S)	7		837				35			872
Golden Plains (S) — (b)										
— Central							26			26
— East	3		302				92			394
Greater Geelong (C) (b)										
— Part A										
Bellarine — Inner	24		2,136				40			2,176
Corio — Inner	26		2,211				278	850	1,000	3,490
Geelong		4	266					2,134	2,134	2,400
Geelong West							123			123
Newtown	6		450				194			644
South Barwon — Inner	21		2,176				132			2,308
— Part B	21		1,600				187			1,787
— Part C	1		41				65			106
Queenscliffe (B)	1		100				204			304
Surf Coast (S) (b)										
Part A	13		1,099				128	420	420	1,647
Part B	9		824				26			850
Barwon (SD)	134	4	12,242				1,626	3,404	3,554	17,422
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S) — (b)										
— Camperdown (T)							15			15
— Hampden (S)	3		145				52			197
— Heytesbury (S)	2		137				78	100	100	315
Glenelg (S) — (b)										
— Glenelg (S)							20			20
— Heywood (S)	3		400				40			440
— Portland (C)	4		463				89		300	852
Moyne (S) — (b)										
— Belfast (S)										
— Mortlake (S)							12			12
— Minhamite (S)							38			38
— Port Fairy (B)	2		170				56			226
— Warrnambool (S)	2		238							238
Southern Grampians (S) (b)										
— Dundas (S)							76			76
— Hamilton (S)							383	50	50	433
— Mount Rouse (S)							36			36
— Wannon (S)										
Warrnambool (C) — (b)										
— Warrnambool (C)	31		2,820				339	150	320	3,479
Lady Julia Percy & Towerhill										
Western District (SD)	47		4,372				1,234	300	770	6,376

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, NOVEMBER 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 (RC) --- (b)										
-- Ararat (C)	1		75	---	---	---	148			223
-- Ararat (S)	1		80	---	---	---	---	70	70	150
Bacchus Marsh (S)	15		1,681	---	---	---	133			1,814
Ballarat (C) (b)										
Central	12	8	1,605	---	---	---	336			1,941
-- Inner North	12	---	1,102	---	---	---	82	400	400	1,584
-- North	1		99	---	---	---	---	---	---	99
-- South	15	5	1,458	---	---	---	122	80	80	1,660
Creswick (S)	3		258	---	---	---	63			321
Daylesford and Glenlyon (S)	6		405	---	---	---	115	500	500	1,020
Golden Plains (S) --- (b)										
-- West	5	---	416	---	---	---	20	---	---	436
Moorabool (S) (b)										
East	8		756	---	---	---	98			854
-- West	1	---	62	---	---	---	50	---	---	112
Pyrenees (S) --- (b)										
Avoca (S)				---	---	---	65	50	50	115
-- Lexton (S)				---	---	---	20	---	---	20
-- Ripon (S)				---	---	---	20	---	---	20
Talbot and Clunes (S)	1	---	50	---	---	---	---	---	---	50
Central Highlands (SD)	81	13	8,049	---	---	---	1,271	1,100	1,100	10,421
WIMMERA STATISTICAL DIVISION										
Arapiles (S)	2		190	---	---	---	---	65	65	255
Dimboola (S)	2		160	---	---	---	12	50	50	222
Donald (S)				---	---	---	---	160	160	160
Dunmunkle (S)	1		90	---	---	---	---	---	---	90
Horsham (C)	11	---	884	4	---	115	60	---	---	1,059
Kaniva (S)	---	---	---	---	---	---	---	---	---	---
Kara Kara (S)	---	---	---	---	---	---	---	---	---	---
Kowree (S)	---	---	---	---	---	---	12	---	---	12
Lowan (S)	4		220	---	---	---	39	---	---	259
St Arnaud (T)	1		109	---	---	---	---	80	80	189
Stawell (C)	5	---	468	---	---	---	23	63	63	554
Stawell (S)	---	---	---	---	---	---	---	---	---	---
Warracknabeal (S)	1	---	100	---	---	---	---	---	---	100
Wimmera (S)	3	---	248	---	---	---	---	---	---	248
Wimmera (SD)	30	---	2,470	4	---	115	145	418	418	3,148
MALLEE STATISTICAL DIVISION										
Birchip (C)	---	---	---	---	---	---	13	---	---	13
Karkaroo (S)	---	---	---	---	---	---	---	---	---	---
Kerang (B)	---	---	---	---	---	---	---	---	---	---
Kerang (S)	4		360	---	---	---	10	---	---	370
Mildura (C)	6	10	1,006	---	---	---	---	324	1,072	2,078
Mildura (S) Pt A & B	7	---	689	2	---	55	121	540	540	1,405
Swan Hill (C)	5		384	---	---	---	28	---	---	412
Swan Hill (S)	1		108	---	---	---	110	---	---	218
Walpeup (S)	---	---	---	---	---	---	---	---	---	---
Wycheproof (S)	---	---	---	---	---	---	---	---	---	---
Mallee (SD)	23	10	2,548	2	---	55	282	864	1,612	4,497

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, NOVEMBER 1994 -continued

Statistical local area	New residential buildings						Non-residential building (a)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
LODDON-CAMPASPE STATISTICAL DIVISION										
Bet Bet (S)	---	---	---	---	---	---	---	---	---	---
Castlemaine (C)	3	---	284	---	---	---	61	200	200	546
Charlton (S)	---	---	---	---	---	---	---	---	---	---
Cobuna (S)	2	---	104	---	---	---	---	---	---	104
East Loddon (S)	---	---	---	---	---	---	---	---	---	---
Greater Bendigo (C) --- (b)	---	---	---	---	---	---	---	---	---	---
--- Part A	---	---	---	---	---	---	---	---	---	---
Eaglehawk	5	---	360	23	---	1,656	70	---	---	2,086
Central	4	---	238	5	---	340	199	2,222	7,222	7,999
Huntly Inner	---	---	---	---	---	---	45	---	---	45
Marong Inner	14	---	1,253	---	---	---	64	---	---	1,317
Strathfieldsaye Inner	14	---	1,431	---	---	---	14	---	---	1,444
Huntly Balance	---	---	---	---	---	---	17	---	---	17
Marong Balance	4	---	241	---	---	---	45	80	80	366
Strathfieldsaye Balance	1	---	78	---	---	---	42	---	---	120
Echuca (C)	13	---	790	---	---	---	227	---	---	1,017
Gisborne (S)	2	---	198	---	---	---	131	---	---	329
Gordon (S)	2	---	187	---	---	---	55	---	---	242
Korong (S)	1	---	40	---	---	---	12	---	---	52
Kyneton (S)	7	---	547	---	---	---	173	70	70	789
McIvor (S)	1	---	69	---	---	---	140	---	---	209
Maldon (S)	5	---	635	---	---	---	80	55	55	770
Maryborough (C)	2	---	193	---	---	---	36	77	77	305
Metcalfe (S)	3	---	229	---	---	---	10	---	---	239
Newham and Woodend (S)	3	---	115	---	---	---	75	---	---	190
Newstead (S)	4	---	295	---	---	---	---	---	240	535
Pyalong (S)	---	---	---	---	---	---	---	---	---	---
Rochester (S)	8	---	812	---	---	---	17	---	---	829
Romsey (S)	7	1	802	---	---	---	143	---	---	945
Tullaroop (S)	---	---	---	---	---	---	---	---	---	---
Loddon-Campaspe (SD)	105	1	8,900	28	---	1,996	1,655	2,704	7,944	20,495
GOULBURN STATISTICAL DIVISION										
Alexandra (S)	2	---	127	---	---	---	15	---	---	142
Benalla (C)	3	---	235	---	---	---	161	---	---	396
Benalla (S)	5	---	309	---	---	---	15	170	170	494
Broadford (S)	2	---	122	---	---	---	59	---	---	181
Cobram (S)	15	---	907	---	---	---	92	80	80	1,078
Deakin (S)	7	---	758	---	---	---	---	---	---	758
Euroa (S)	---	---	---	---	---	---	---	---	---	---
Goulburn (S)	1	---	123	---	---	---	---	---	---	123
Kilmore (S)	17	---	1,381	---	---	---	564	300	300	2,245
Kyabram (T)	4	---	361	---	---	---	---	---	---	361
Mansfield (S)	3	---	200	---	---	---	105	200	577	882
Nathalia (S)	1	---	60	---	---	---	55	---	---	115
Numurkah (S)	4	---	298	---	---	---	14	---	---	312
Rodney (S) Pt A & B	9	---	733	---	---	---	46	140	3,851	4,630
Seymour (RC)	3	---	285	---	---	---	53	100	100	438
Shepparton (C)	21	---	1,866	---	---	---	120	1,141	1,141	3,127
Shepparton (S) Pt A & B	27	---	2,454	---	---	---	80	119	119	2,654
Tungamah (S)	1	---	72	---	---	---	---	---	---	72
Violet Town (S)	---	---	---	---	---	---	---	---	---	---
Waranga (S)	3	---	175	---	---	---	40	---	---	215
Yea (S)	1	---	51	---	---	---	20	---	---	71
Goulburn (SD)	129	---	10,518	---	---	---	1,439	2,250	6,338	18,294

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, NOVEMBER 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)	6		542	---	---	---	10	---	---	552
Bright (S)	8		896	---	---	---	170	---	62	1,128
Chiltern (S)	2		170	---	---	---	13	---	---	183
Myrtleford (S)	2		195	---	---	---	73	---	---	268
Oxley (S)	3		400	---	---	---	18	150	150	569
Rutherglen (S)	4		416	---	---	---	33	---	---	449
Tallangatta (S) Pt A & B	2		170	---	---	---	60	---	---	230
Upper Murray (S)			---	---	---	---	90	---	---	90
Wangaratta (C)	1		122	---	---	---	10	---	250	382
Wangaratta (S)	2		220	---	---	---	90	---	---	310
Wodonga (RC)	26		2,566	---	---	---	20	701	701	3,287
Yackandandah (S)	1		145	---	---	---	69	64	64	278
Yarrawonga (S)	5	4	696	---	---	---	10	---	---	706
Ovens-Murray (SD)	62	4	6,540	---	---	---	665	915	1,227	8,432
EAST GIPPSLAND STATISTICAL DIVISION										
Avon (S)		---	---	---	---	---	73	---	---	73
Bairnsdale (C)	8		739	---	---	---	63	345	345	1,147
Bairnsdale (S) Pt A & B	7		635	---	---	---	20	80	80	735
Maffra (S)	8		657	---	---	---	194	---	---	851
Ormeo (S)	3		218	---	---	---	15	---	---	233
Orbost (S)	3		237	---	---	---	75	---	---	312
Sale (C)	2		177	---	---	---	346	200	200	723
Tambo (S) Pt A & B	19		1,767	---	---	---	75	50	50	1,893
East Gippsland (SD)	50	---	4,432	---	---	---	861	675	675	5,968
GIPPSLAND STATISTICAL DIVISION										
Alberton (S)	2		130	---	---	---	49	---	---	179
Bass (S)	4		304	---	---	---	60	90	90	454
Buln Buln (S)	10		652	---	---	---	156	---	---	807
Korumburra (S)			---	---	---	---	28	---	---	28
Mirboo (S)	2		225	---	---	---	12	---	100	337
Moe (C)	3		161	---	---	---	156	70	70	387
Morwell (C) Pt A & B			---	---	---	---	108	---	---	108
Narracan (S) Pt A & B	2		136	---	---	---	---	---	---	136
Phillip Island (S)	8		659	---	---	---	485	---	---	1,144
Rosedale (S)	9		527	---	---	---	22	84	84	633
South Gippsland (S)	8		706	---	---	---	238	80	80	1,025
Traralgon (C)	22		2,023	---	---	---	216	488	488	2,727
Traralgon (S) Pt A & B	2		199	---	---	---	82	---	---	281
Upper Yarra (S) Pt B	1		80	---	---	---	---	---	---	80
Warragul (RC)	5	1	731	---	---	---	88	60	60	878
Wonthaggi (B)	4		264	---	---	---	53	---	---	318
Woorayl (S)	14		1,223	---	---	---	166	79	79	1,469
Bass Strait Islands			---	---	---	---	---	---	---	---
French Island			---	---	---	---	---	---	---	---
Yallourn Works Area			---	---	---	---	---	---	---	---
Gippsland (SD)	96	1	8,018	---	---	---	1,919	951	1,051	10,988
VICTORIA										
Victoria	2,591	81	248,581	273	86	30,132	59,966	121,186	173,754	512,433

(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.

TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS, NOVEMBER 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	24		2,136				40			2,176
Corio Inner	26		2,211				278	850	1,000	3,490
Geelong		4	266					2,134	2,134	2,400
Geelong West							123			123
Newtown	6		450				194			644
South Barwon Inner	21		2,176				132			2,308
Greater Geelong City Part A (SSD)	77	4	7,239				767	2,984	3,134	11,140
BALLARAT CITY STATISTICAL SUBDIVISION (b)										
Ballarat (C) Central	12	8	1,605				336			1,941
Ballarat (C) Inner North	12		1,102				82	400	400	1,584
Ballarat (C) North	1		99							99
Ballarat (C) South	15	5	1,458				122	80	80	1,660
Ballarat City (SSD)	40	13	4,265				539	480	480	5,284
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION (b)										
Eaglehawk	5		360	23		1,656	70			2,086
Greater Bendigo (C) Central	4		238	5		340	199	2,222	7,222	7,999
Huntly Inner							45			45
Marong Inner	14		1,253				64			1,317
Strathfieldsaye Inner	14		1,431				14			1,444
Greater Bendigo City Part A (SSD)	37		3,282	28		1,996	392	2,222	7,222	12,892
SHEPPARTON-MOOROOPNA STATISTICAL SUBDIVISION										
Rodney (S) Pt A	8		664				16	80	80	759
Shepparton (C)	21		1,866				120	1,141	1,141	3,127
Shepparton (S) Pt A	27		2,454				80	65	65	2,600
Shepparton-Mooroopna (SSD)	56		4,984				216	1,286	1,286	6,486
WODONGA STATISTICAL SUBDIVISION										
Beechworth (S)	6		542				10			552
Chiltern (S)	2		170				13			183
Tallangatta (S) Pt A	1		120				25			145
Wodonga (RC)	26		2,566				20	701	701	3,287
Yackandandah (S)	1		145				69	64	64	278
Wodonga (SSD)	36		3,544				137	765	765	4,446
LATROBE VALLEY STATISTICAL SUBDIVISION										
Moe (C)	3		161				156	70	70	387
Morwell (C) Pt A							108			108
Narracan (S) Pt A	2		136							136
Traralgon (C)	22		2,023				216	488	488	2,727
Traralgon (S) Pt A	2		199				82			281
Yallourn Works Area										
Latrobe Valley (SSD)	29		2,518				562	558	558	3,638
MILDURA STATISTICAL SUBDIVISION										
Mildura (C)	6	10	1,006					324	1,072	2,078
Mildura (S) Pt A	6		575	2		55	121	490	490	1,241
Mildura (SSD)	12	10	1,581	2		55	121	814	1,562	3,319

(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.

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total</i>
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 September	209	13,246	10,260	9,657	6,846	23,913	1,057	23,453	12,434	3,008	104,085
October	345	94,475	16,437	7,157	6,774	2,962	1,588	625	9,074	1,610	141,048
November	935	15,306	7,363	10,079	10,269	32,333	273	46,935	6,139	6,830	136,464
1994 September	1,620	38,034	11,277	9,103	12,071	18,076	1,050	4,687	835	4,219	100,972
October	2,484	32,709	15,639	49,199	20,421	38,348	2,506	11,302	117,797	6,351	296,755
November	1,070	9,985	38,093	28,069	11,826	23,474	845	9,054	23,359	3,290	149,066
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 September	260	1,173	2,508	290	800	50	60	750	350	220	6,461
October	60	835	899	290	-	-	-	220	-	-	2,304
November	530	1,776	100	50	145	700	-	-	50	-	3,351
1994 September	-	440	82	1,100	650	-	-	-	60	60	2,392
October	200	100	315	304	60	22,752	-	220	-	50	24,002
November	-	420	1,170	120	365	150	110	-	1,219	-	3,554
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 September	148	279	-	-	4,848	200	-	-	-	452	5,926
October	-	120	-	-	-	-	-	-	-	-	120
November	150	58	-	-	-	-	132	7,222	85	-	7,647
1994 September	-	538	-	-	-	443	-	650	120	-	1,751
October	-	598	100	-	-	-	-	-	-	-	698
November	100	170	200	-	-	-	-	-	300	-	770
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 September	-	60	-	-	-	-	-	550	218	-	828
October	140	66	370	-	-	1,333	-	-	-	130	2,039
November	-	662	-	-	-	-	-	-	-	-	662
1994 September	-	-	150	-	124	-	410	-	70	1,454	2,208
October	50	714	2,243	410	-	-	-	-	50	191	3,658
November	520	-	450	80	-	50	-	-	-	-	1,100

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	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 September	150	500		140		250			130		1,170
October		100									100
November	200	50			250						500
1994 September		110									110
October			110			201		1,345			1,656
November	65		113			80				160	418
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 September		60	160			500	71		80		871
October				100				230			330
November		370			200						570
1994 September	50	100		130	80	994					1,354
October			95	75		2,621					2,791
November	490	50	100		50	698		224			1,612
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 September		320		100	55				1,050	440	1,965
October		235	320	150						55	760
November		197	580		450	60		1,138	320		2,745
1994 September			100	716	742				240	123	1,921
October		834			220	2,907			280		4,241
November		335	725		420	940		5,524			7,944
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 September		330	75		81			150		700	1,336
October		320	60	2,982	140					125	3,627
November	1,000		8,878		1,325	1,000				71	12,274
1994 September	132	230	145		2,405	1,161	50		520		4,643
October	50	321	493		365				80	481	1,791
November		465			382	3,711	86	92	1,170	431	6,338

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total</i>
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 September		450	--	300	132						882
October		685		630							1,315
November	1,015		125		55			5,782			6,977
1994 September		213	100	200			--			150	663
October		1,300	75	556			--	200		57	2,188
November	--	60	100	150	441			250	64	162	1,227
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	719	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 September	380	100		--		--		531	150		1,161
October	--		--	--		--				60	60
November		65	146	--	159	1,426				125	1,921
1994 September							--			267	267
October		84	167		900				936	372	2,458
November	--	150		--	80	100				345	675
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 September	120	300	103	304	519	956		150	235	282	2,970
October	372	800	384	575	667	1,200			90		4,088
November	180	120	275	728		200			200		1,703
1994 September	--	910	601	630		947				176	3,264
October	200	5,208	320	180	688	60			153	224	7,033
November	--	213	365	159	84		70			160	1,051
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 September	1,267	16,818	13,107	10,792	13,281	25,869	1,188	25,585	14,647	5,103	127,656
October	917	97,636	18,470	11,884	7,581	5,496	1,588	1,075	9,164	1,980	155,792
November	4,010	18,605	17,467	10,857	12,853	35,719	405	61,076	6,794	7,026	174,813
1994 September	1,802	40,576	12,455	11,879	16,071	21,622	1,510	5,337	1,845	6,449	119,546
October	2,984	41,868	19,557	50,724	22,654	66,888	2,506	13,067	119,296	7,726	347,271
November	2,245	11,848	41,316	28,577	13,647	29,203	1,111	15,144	26,112	4,548	173,754

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

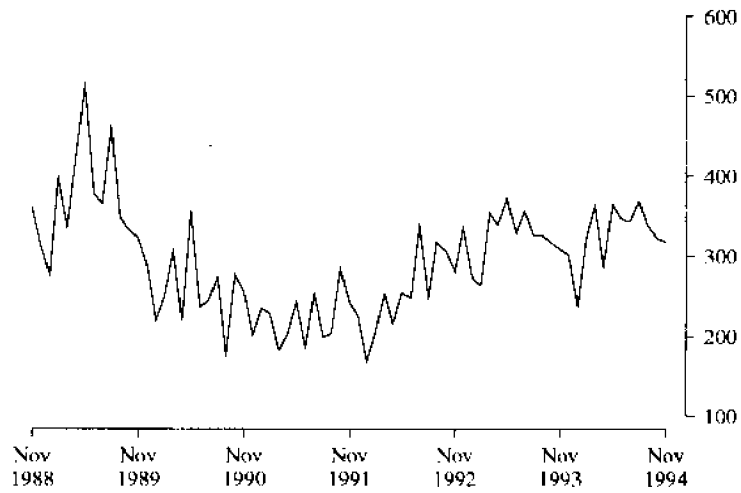
Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Melbourne	1,882	89	105	194	8	8	115	131	325	2,207
Barwon	138									138
Western District	47									47
Central Highlands	94									94
Wimmera	30	4		4					4	34
Mallee	33	2		2					2	35
Loddon-Campaspe	106	28		28					28	134
Goulburn	129									129
Ovens-Murray	66									66
East Gippsland	50									50
Gippsland	97									97
Victoria	2,672	123	105	228	8	8	115	131	359	3,031
VALUE (\$'000)										
Melbourne	180,492	5,184	9,006	14,190	177	799	12,800	13,776	27,966	208,457
Barwon	12,242									12,242
Western District	4,372									4,372
Central Highlands	8,049									8,049
Wimmera	2,470	115		115					115	2,585
Mallee	2,548	55		55					55	2,603
Loddon-Campaspe	8,900	1,996		1,996					1,996	10,896
Goulburn	10,518									10,518
Ovens-Murray	6,540									6,540
East Gippsland	4,432									4,432
Gippsland	8,018									8,018
Victoria	248,581	7,350	9,006	16,356	177	799	12,800	13,776	30,132	278,713

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

Statistical division / subdivision	1992-93	1993-94	July - Nov. 1994-95	Nov. 1994
Melbourne (SD)	2,918	3,021	1,310	267
Greater Geelong City Part A (SSD) (b)	159	193	75	4
Barwon (SD)	202	275	106	12
Western District (SD)	51	43	30	6
Ballarat City (SSD) (b)	81	33	23	—
Central Highlands (SD)	96	43	28	1
Wimmera (SD)	27	17	12	4
Mildura (SSD)	27	48	12	4
Mallee (SD)	31	75	18	4
Greater Bendigo City Part A (SSD) (b)	114	100	31	1
Loddon-Campaspe (SD)	145	134	47	5
Shepparton-Mooroopna (SSD)	42	27	7	—
Goulburn (SD)	89	76	40	7
Wodonga (SSD)	76	56	17	4
Ovens-Murray (SD)	103	65	32	4
East Gippsland (SD)	34	23	27	4
Latrobe Valley (SSD)	34	42	20	4
Gippsland (SD)	59	86	40	4
Victoria	3,755	3,858	1,690	318

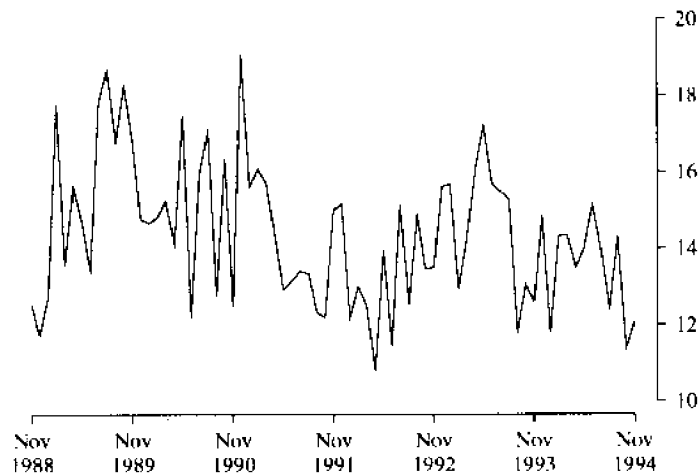
(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 26 and 27 of the explanatory notes.

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

Statistical local area	1992-93	1993-94	July - Nov. 1994-95	Nov. 1994
Berwick (C)	99	59	32	4
Boroondara (C) — (b)				
— Camberwell (C)	128	151	50	8
— Hawthorn (C)	11	24	15	1
— Kew (C)	28	36	16	3
Box Hill (C)	64	96	26	5
Brighton (C)	39	62	43	3
Broadmeadows (C)	82	87	28	6
Bulla (S)	34	16	11	4
Caulfield (C)	85	86	43	10
Chelsea (C)	26	48	25	1
Cranbourne (C)	25	41	3	—
Croydon (C)	50	51	24	3
Dandenong (C)	44	34	16	2
Darebin (C) — (b)				
— Northcote (C)	26	37	21	6
— Preston (C)	74	74	50	12
Diamond Valley (S)	40	42	16	5
Doncaster and Templestowe (C)	109	115	35	8
Eltham (S)	70	61	22	3
Essendon (C) (b)	66	64	27	3
Flinders (S)	2	10	6	2
Footscray (C)	12	16	23	12
Frankston (C)	66	53	20	2
Hastings (S)	19	13	4	—
Healesville (S)	2	3	1	1
Heidelberg (C)	67	60	21	3
Hobsons Bay (C) — (b)				
— Altona (C)	84	86	33	5
— Williamstown (C)	12	20	9	2
Keilor (C)	104	132	68	12
Knox (C)	50	53	31	6
Lillydale (S)	22	34	14	3
Melbourne (C) (b)	10	12	2	—
Melton (S)	16	18	8	4
Moorabbin (C)	162	179	101	19
Moreland (C) — (b)				
— Brunswick (C)	16	27	3	—
— Coburg (C)	14	25	16	7
Mordialloc (C)	59	78	21	13
Mornington (S)	31	27	17	5
Nunawading (C)	146	117	75	14
Oakleigh (C)	55	81	27	5
Pakenham (S)	16	16	2	—
Port Phillip (C) — (b)				
— Port Melbourne (C)	6	11	2	—
— St Kilda (C)	10	17	5	2
— South Melbourne (C)	15	10	—	—
Ringwood (C)	81	64	15	2
Sandringham (C)	54	81	35	8
Sherbrooke (S)	—	4	2	—
Springvale (C)	86	49	35	9
Stonnington (C) — (b)				
— Malvern (C)	25	28	21	6
— Prahran (C)	28	29	17	4
Sunshine (C)	105	26	10	—
Upper Yarra (S) Pt A	2	1	1	—
Waverley (C)	137	160	62	17
Werribee (C)	113	81	24	6
Whittlesea (C)	172	182	54	6
Yarra (C) — (b)				
— Collingwood (C)	8	8	—	—
— Fitzroy (C)	5	4	6	2
— Richmond (C)	6	22	16	3
Meibourne Statistical Division	2,918	3,021	1,310	267
Rest of Victoria	837	837	380	51
Total Victoria	3,755	3,858	1,690	318

(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.

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

(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 apartmen (dwelli

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 the July 1994 issue of this publication. Copies of this list are available from ABS Victoria on request.

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.

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-- 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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