

**DWELLING UNIT COMMENCEMENTS REPORTED BY
APPROVING AUTHORITIES, VICTORIA,
OCTOBER 1994**

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

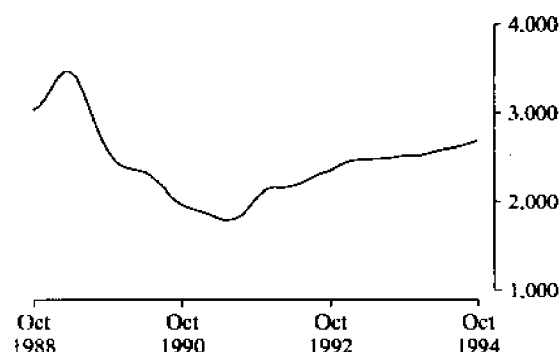
(1) Inclusion in dwelling unit commencement (first inspection) statistics, details relating to approvals issued by Registered Private Surveyors following implementation by the Victorian Government of the Building Act 1993 on 1 July 1994 - refer to paragraph 2 of the explanatory notes.

(2) Presentation in Table 3 in this publication, of Statistical Local Area information, which reflects boundary changes implemented by the State Government as part of its ongoing review of local government boundaries. Refer to paragraphs 15 and 16 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.

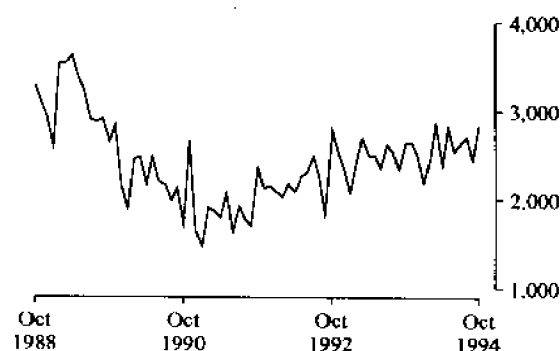
MAIN FEATURES

- Trend estimates of the number of dwelling units commenced in October 1994 (2,684) showed a small increase over the figure recorded for September 1994 (2,661) and a 7 per cent increase over the figure recorded for October 1993 (2,513). The trend estimate has shown a slight increase each month since July 1993.
- In original terms the number of dwelling units commenced in October 1994 (2,843) was 16 per cent higher than in September 1994 (2,442) and 8 per cent higher than in October 1993 (2,640).
- There were 345 new other residential buildings commenced during October 1994, the highest number recorded since May 1994 when 398 units were recorded.

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



**NUMBER OF NEW DWELLING UNITS COMMENCED
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For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnersly on Melbourne (03) 615 7000; or any ABS State office.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.

TABLE 1. NUMBER OF NEW DWELLING UNITS COMMENCED BY OWNERSHIP AND TYPE OF RESIDENTIAL BUILDING

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings (a)	Total	Houses	Other residential buildings (a)	Total	Houses	Other residential buildings (a)	Total
MELBOURNE STATISTICAL DIVISION (b)									
1991-92	14,063	1,446	15,509	411	541	952	14,474	1,987	16,461
1992-93	16,622	1,877	18,499	639	213	852	17,261	2,090	19,351
1993-94	16,918	2,881	19,799	760	296	1,056	17,678	3,177	20,855
1993—									
August	1,481	194	1,675	53	14	67	1,534	208	1,742
September	1,255	258	1,513	55	29	84	1,310	287	1,597
October	1,452	206	1,658	64	—	64	1,516	206	1,722
November	1,472	195	1,667	44	—	44	1,516	195	1,711
December	1,189	350	1,539	212	2	214	1,401	352	1,753
1994—									
January	1,114	266	1,380	72	68	140	1,186	334	1,520
February	1,408	152	1,560	42	49	91	1,450	201	1,651
March	1,744	180	1,924	42	20	62	1,786	200	1,986
April	1,299	260	1,559	35	34	69	1,334	294	1,628
May	1,538	346	1,884	38	36	74	1,576	382	1,958
June	1,494	158	1,652	36	16	52	1,530	174	1,704
July	1,575	182	1,757	20	86	106	1,595	268	1,863
August	1,685	147	1,832	16	3	19	1,701	150	1,851
September	1,597	95	1,692	12	4	16	1,609	99	1,708
October	1,723	305	2,028	3	—	3	1,726	305	2,031
VICTORIA									
1991-92	21,655	1,944	23,599	613	751	1,364	22,268	2,695	24,963
1992-93	25,248	2,214	27,462	978	322	1,300	26,226	2,536	28,762
1993-94	25,895	3,070	28,965	1,107	441	1,548	27,002	3,511	30,513
1993—									
August	2,216	224	2,440	80	14	94	2,296	238	2,534
September	1,949	271	2,220	90	29	119	2,039	300	2,339
October	2,235	244	2,479	161	—	161	2,396	244	2,640
November	2,360	212	2,572	74	6	80	2,434	218	2,652
December	1,895	354	2,249	247	2	249	2,142	356	2,498
1994—									
January	1,742	275	2,017	100	68	168	1,842	343	2,185
February	2,084	166	2,250	48	148	196	2,132	314	2,446
March	2,576	199	2,775	58	25	83	2,634	224	2,858
April	2,001	270	2,271	62	41	103	2,063	311	2,374
May	2,375	362	2,737	49	36	85	2,424	398	2,822
June	2,286	167	2,453	45	44	89	2,331	211	2,542
July	2,318	200	2,518	29	92	121	2,347	292	2,639
August	2,480	169	2,649	26	28	54	2,506	197	2,703
September	2,305	105	2,410	19	13	32	2,324	118	2,442
October	2,481	307	2,788	17	38	55	2,498	345	2,843

(a) Number of dwelling units.

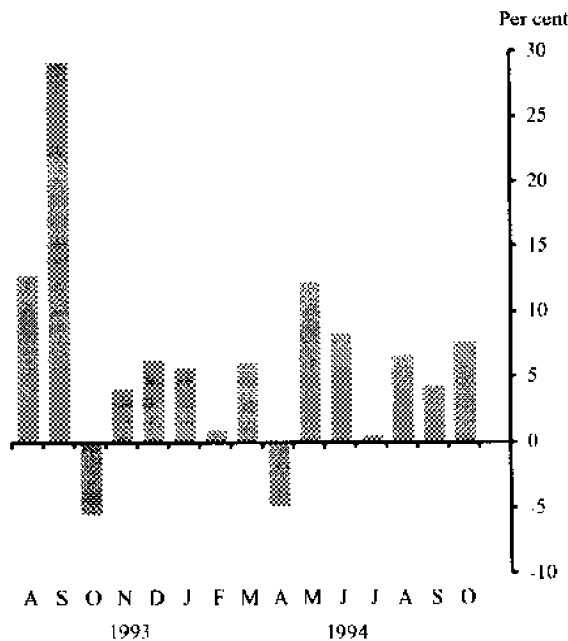
(b) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991.

TABLE 2. NUMBER OF NEW PRIVATE SECTOR HOUSES AND TOTAL NEW DWELLING UNITS COMMENCED, VICTORIA

Period	Private sector houses			Total dwellings		
	Original	Seasonally adjusted(a)	Trend estimate(a)	Original	Seasonally adjusted(a)	Trend estimate(a)
1991-92	21,655	21,553	21,540	24,963	24,891	24,938
1992-93	25,248	25,252	25,282	28,762	28,757	28,848
1993-94	25,895	25,916	25,871	30,513	30,540	30,441
1993—						
August	2,216	2,172	2,096	2,534	2,529	2,495
September	1,949	2,073	2,077	2,339	2,581	2,506
October	2,235	2,062	2,068	2,640	2,518	2,513
November	2,360	2,073	2,073	2,652	2,417	2,517
December	1,895	2,048	2,094	2,498	2,570	2,518
1994—						
January	1,742	2,098	2,129	2,185	2,491	2,525
February	2,084	2,130	2,175	2,446	2,545	2,543
March	2,576	2,441	2,217	2,858	2,630	2,563
April	2,001	2,154	2,251	2,374	2,517	2,579
May	2,375	2,212	2,278	2,822	2,593	2,591
June	2,286	2,353	2,300	2,542	2,658	2,605
July	2,318	2,280	2,321	2,639	2,581	2,622
August	2,480	2,349	2,342	2,703	2,617	2,641
September	2,305	2,467	2,357	2,442	2,681	2,661
October	2,481	2,284	2,381	2,843	2,707	2,684

(a) See paragraphs 8 to 11 of Explanatory notes.

NEW DWELLING COMMENCEMENTS, VICTORIA, ANNUAL PERCENTAGE CHANGE



NUMBER OF NEW DWELLING COMMENCEMENTS

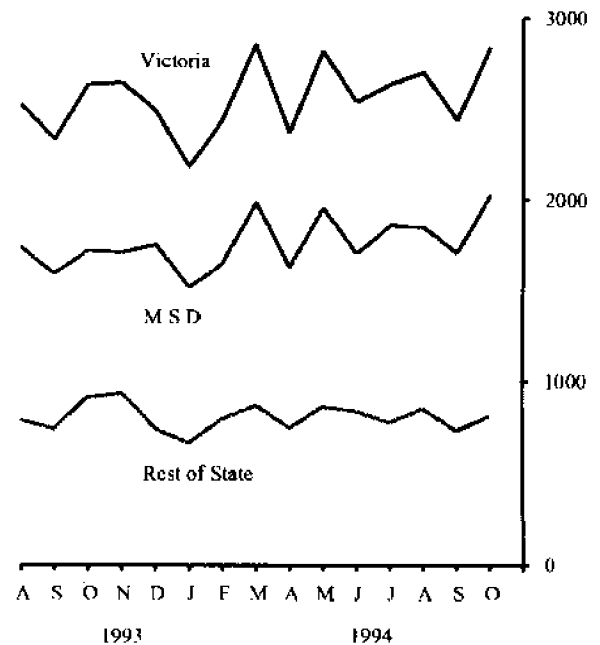


TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Oct.		October		July - Oct.		October		July - Oct.		October	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
MELBOURNE STATISTICAL DIVISION												
Berwick (C)	1,850	671	154	167	35	5	3	—	1,885	676	157	167
Boroondara (C) — (e)	355	184	33	25	43	19	—	4	398	203	33	29
— Camberwell (C)	36	25	2	8	77	4	—	—	113	29	2	8
— Hawthorn (C)	85	96	4	19	187	—	2	—	272	96	6	19
— Kew (C)	162	75	13	18	35	50	—	44	197	125	13	62
Brighton (C)	121	62	17	5	35	33	—	—	156	95	17	5
Broadmeadows (C)	280	110	27	20	47	6	4	—	327	116	31	20
Bulla (S)	1,091	305	78	79	—	6	—	—	1,091	311	78	79
Caulfield (C)	203	92	13	27	129	108	4	32	332	200	17	59
Chelsea (C)	95	53	8	10	6	11	—	—	101	64	8	10
Cranbourne (C)	1,385	465	142	172	36	—	2	—	1,421	465	144	172
Croydon (C)	292	140	27	27	12	—	—	—	304	140	27	27
Dandenong (C)	73	36	6	8	16	—	—	—	89	36	6	8
Darebin (C) — (e)	52	19	3	3	63	5	—	—	115	24	3	3
— Northcote (C)	259	73	22	18	103	10	4	7	362	83	26	25
— Preston (C)	280	67	19	4	6	—	—	—	286	67	19	4
Diamond Valley (S)	432	163	43	51	84	—	—	—	516	163	43	51
Doncaster and Templestowe (C)	231	94	20	25	41	—	3	—	272	94	23	25
Eltham (S)	97	45	14	15	53	21	7	13	150	66	21	28
Essendon (C) (e)	554	191	43	41	—	—	—	—	554	191	43	41
Flinders (S)	33	29	4	10	59	23	34	6	92	52	38	16
Footscray (C) (e)	264	139	23	68	6	4	4	—	270	143	27	68
Frankston (C)	246	71	29	19	—	—	—	—	246	71	29	19
Hastings (S)	64	22	3	7	—	—	—	—	64	22	3	7
Healesville (S)	278	103	27	34	34	8	—	—	312	111	27	34
Heidelberg (C)	238	116	22	25	61	2	4	—	299	118	26	25
Hobsons Bay (C) — (e)	170	51	16	10	23	11	—	—	193	62	16	10
— Altona (C)	968	343	98	129	34	19	6	2	1,002	362	104	131
— Williamstown (C)	1,193	347	88	106	3	7	—	—	1,196	354	88	106
Keilor (C)	436	204	28	45	13	9	—	7	449	213	28	52
Knox (C)	25	7	7	4	649	211	62	163	674	218	69	167
Lilydale (S)	427	198	36	39	2	2	—	—	429	200	36	39
Melbourne (C) (e)	321	208	18	96	34	31	—	3	355	239	18	99
Melton (S)	117	26	3	5	19	—	—	—	136	26	3	5
Moorabbin (C)	36	16	2	1	39	5	6	3	75	21	8	4
Moorialloc (C)	71	23	8	6	30	—	—	—	101	23	8	6
Moreland (C) — (e)	364	176	26	54	9	—	—	—	373	176	26	54
— Brunswick (C)	299	87	30	7	82	—	—	—	381	87	30	7
— Coburg (C)	142	77	18	13	37	4	8	4	179	81	26	17
Mornington (S)	437	102	29	22	—	—	—	—	437	102	29	22
Nunawading (C)												
Oakleigh (C)												
Pakenham (S)												

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Oct.		October		July - Oct.		October		July - Oct.		October	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
MELBOURNE STATISTICAL DIVISION—continued												
Port Phillip (C) — (c)	13	5	1	1	21	8	—	—	34	13	1	1
— Port Melbourne (C)	28	2	1	—	222	—	2	—	250	2	3	—
— South Melbourne (C)	18	9	—	5	28	6	15	2	46	15	15	7
— St Kilda (C)	221	52	12	10	2	—	—	—	223	52	12	10
Ringwood (C)	131	54	12	5	10	—	3	—	141	54	15	5
Sandringham (C)	51	57	2	6	—	—	—	—	51	57	2	6
Sherbrooke (S)	446	128	43	24	31	2	2	—	477	130	45	24
Springvale (C)	95	47	7	13	82	19	9	15	177	66	16	28
— Malvern (C)	42	17	2	3	167	85	8	—	209	102	10	3
— Prahran (C)	239	88	15	22	36	12	4	—	275	100	19	22
Sunshine (C)	61	19	6	4	—	—	—	—	61	19	6	4
Upper Yarra (S) Pt A	326	107	17	25	132	3	8	—	458	110	25	25
Waverley (C)	1,117	383	115	92	2	19	—	—	1,119	402	115	92
Wentree (C)	744	339	65	70	30	2	—	—	774	341	65	70
Yarra (C) — (c)	20	2	10	—	17	27	2	—	37	29	12	—
— Collingwood (C)	39	3	—	—	178	19	—	—	217	22	—	—
— Fitzroy (C) (c)	25	8	5	4	77	6	—	—	102	14	5	4
— Richmond (C)	17,678	6,631	1,516	1,726	3,177	822	206	305	20,855	7,453	1,722	2,031
Total Division												
BARWON STATISTICAL DIVISION												
Bannockburn (S) Pt A and Pt B (c)	49	n.a.	3	n.a.	—	n.a.	—	n.a.	49	n.a.	3	n.a.
Barrabool (S) Pt A and Pt B (c)	204	n.a.	15	n.a.	2	n.a.	—	n.a.	206	n.a.	15	n.a.
Bellarine (RC) Pt A and Pt B (c)	483	n.a.	44	n.a.	8	n.a.	2	n.a.	491	n.a.	46	n.a.
Colac-Otway (S) — (c)	18	8	1	4	—	—	—	—	18	8	1	4
— Colac (C)	42	9	6	5	—	—	—	—	42	9	6	5
— Colac (S)	59	10	3	3	8	—	4	—	67	10	7	3
— Orway (S)	305	n.a.	26	n.a.	4	n.a.	—	n.a.	309	n.a.	26	n.a.
Corio (S) Pt A and Pt B (c)	37	n.a.	—	n.a.	—	n.a.	—	n.a.	37	n.a.	—	n.a.
Geelong (C) (c)	20	n.a.	—	n.a.	4	n.a.	—	n.a.	24	n.a.	—	n.a.
Geelong West (C) (c)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Greater Geelong (C) — (c)	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
— Part A	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Bellarine — Inner	82	n.a.	n.a.	17	n.a.	—	n.a.	—	n.a.	82	n.a.	17
Corio — Inner	120	n.a.	n.a.	32	n.a.	—	n.a.	—	n.a.	120	n.a.	32
Geelong	8	n.a.	n.a.	3	n.a.	10	n.a.	4	n.a.	18	n.a.	7
Geelong West	n.a.	n.a.	n.a.	n.a.	n.a.	—	n.a.	—	n.a.	12	n.a.	—
Newtown	5	n.a.	n.a.	1	n.a.	4	n.a.	—	n.a.	9	n.a.	1
South Barwon — Inner	147	n.a.	n.a.	61	n.a.	7	n.a.	—	n.a.	154	n.a.	61
— Part B	83	n.a.	n.a.	28	n.a.	—	n.a.	—	n.a.	83	n.a.	28
— Part C	2	n.a.	n.a.	1	n.a.	—	n.a.	—	n.a.	2	n.a.	1

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Oct.		October		July - Oct.		October		July - Oct.		October	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
BARWON STATISTICAL DIVISION—continued												
Golden Plains (S) — (c)												
— Central	n.a.	3	n.a.	1	n.a.	—	n.a.	—	n.a.	3	n.a.	1
— East	n.a.	17	n.a.	6	n.a.	—	n.a.	—	n.a.	17	n.a.	6
Leigh (S) (c)	18	n.a.	2	n.a.	—	n.a.	—	n.a.	18	n.a.	2	n.a.
Newtown (C) (c)	25	n.a.	—	n.a.	—	n.a.	—	n.a.	25	n.a.	—	n.a.
Queenscliffe (B)	27	12	5	1	—	—	—	—	27	12	5	1
South Barwon (C) Pt A and Pt B (c)	420	n.a.	36	n.a.	31	n.a.	—	n.a.	451	n.a.	36	n.a.
Surf Coast (S) — (c)												
— Part A	n.a.	109	n.a.	30	n.a.	—	n.a.	—	n.a.	109	n.a.	30
— Part B	n.a.	32	n.a.	6	n.a.	—	n.a.	—	n.a.	32	n.a.	6
Winchelsea (S) (c)	52	n.a.	2	n.a.	—	n.a.	—	n.a.	52	n.a.	2	n.a.
Total Division	1,759	659	143	199	57	21	6	4	1,816	680	149	203
WESTERN DISTRICT STATISTICAL DIVISION												
Corangamite (S) — (c)	3	1	—	1	—	—	—	—	—	5	—	1
— Camperdown (T)	—	3	1	—	—	—	—	—	—	3	1	—
— Hampden (S)	30	4	2	4	2	—	—	—	32	4	2	4
— Heytesbury (S)	—	—	—	—	—	—	—	—	—	—	—	—
Gleneig (S) — (c)												
— Glenelg (S)	6	2	2	1	—	—	—	—	6	2	2	1
— Heywood (S)	25	10	3	3	—	—	—	—	25	10	3	3
— Portland (C)	46	8	4	1	—	—	—	—	46	8	4	1
Moyné (S) — (c)												
— Belfast (S)	2	—	—	—	—	—	—	—	2	—	—	—
— Minihamite (S)	2	—	—	—	—	—	—	—	2	—	—	—
— Mortlake (S)	5	1	1	—	—	—	—	—	5	1	1	—
— Port Fairy (B)	27	10	4	3	2	—	—	—	29	10	4	3
— Warrambool (S)	51	12	4	2	—	—	—	—	51	12	4	2
Southern Grampians (S) — (c)												
— Dundas (S)	5	3	1	—	—	—	—	—	5	3	1	—
— Hamilton (C)	27	3	—	1	—	—	—	—	27	3	—	1
— Mount Rouse (S)	3	2	—	—	—	—	—	—	3	2	—	—
— Wannon (S)	5	1	—	—	—	—	—	—	5	1	—	—
Warrambool (C) — (c)												
— Warrambool (C)	236	81	35	18	4	1	—	—	240	82	35	18
Lady Julia Percy Island and Tower Hill Lake Reserve	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	495	141	57	34	8	5	—	—	503	146	57	34

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Oct.		October		July - Oct.		October		July - Oct.		October	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
CENTRAL HIGHLANDS STATISTICAL DIVISION												
Ararat (RC) --- (c)	13	5	—	1	—	—	—	—	13	5	—	1
— Ararat (C)	15	5	1	—	—	—	—	—	17	5	1	—
— Ararat (S)	181	49	25	3	—	—	—	—	181	49	25	3
Bacchus Marsh (S)	126	n.a.	10	n.a.	10	n.a.	—	n.a.	136	n.a.	10	n.a.
Ballarat (C) (c)	49	n.a.	6	n.a.	—	n.a.	—	n.a.	49	n.a.	6	n.a.
Ballarat (S) (c)	n.a.	47	n.a.	8	n.a.	10	n.a.	—	n.a.	57	n.a.	8
— Central	n.a.	42	n.a.	17	n.a.	—	n.a.	—	n.a.	42	n.a.	17
— Inner North	n.a.	1	n.a.	—	n.a.	—	n.a.	—	n.a.	1	n.a.	—
— North	n.a.	53	n.a.	11	n.a.	4	n.a.	—	n.a.	57	n.a.	11
— South	142	n.a.	15	n.a.	—	n.a.	—	n.a.	142	n.a.	15	n.a.
Ballarat (S) Pt A and Pt B (c)	65	n.a.	4	n.a.	—	n.a.	—	n.a.	65	n.a.	4	n.a.
Bungaree (S) Pt A and Pt B (c)	100	n.a.	8	n.a.	2	n.a.	—	n.a.	102	n.a.	8	n.a.
Buninyong (S) Pt A and Pt B (c)	25	8	2	—	—	—	—	—	25	8	2	—
Crestwick (S)	97	22	7	6	2	4	—	—	99	26	7	6
Daylesford and Glenlyon (S)	n.a.	14	n.a.	4	n.a.	—	n.a.	—	n.a.	14	n.a.	4
— West	106	n.a.	8	n.a.	—	n.a.	—	n.a.	106	n.a.	8	n.a.
Grenville (S) Pt A and Pt B (c)	n.a.	18	n.a.	6	n.a.	—	n.a.	—	n.a.	18	n.a.	6
Moorabool (S) --- (c)	n.a.	7	n.a.	2	n.a.	—	n.a.	—	n.a.	7	n.a.	2
— East	14	9	2	2	—	—	—	—	14	9	2	2
— West	9	4	1	—	—	—	—	—	9	4	1	—
Pyrenees (S) --- (c)	14	2	2	—	—	—	—	—	14	2	2	—
— Avoca (S)	9	4	1	—	—	—	—	—	9	4	1	—
— Lexton (S)	14	2	2	—	—	—	—	—	14	2	2	—
— Ripon (S)	75	n.a.	3	n.a.	14	n.a.	—	n.a.	89	n.a.	3	n.a.
Sebastopol (B) (c)	12	5	1	1	2	—	—	—	14	5	1	1
Talbot and Clunes (S)	n.a.	291	95	61	32	18	—	—	1,075	309	95	61
Total Division	1,043	291	95	61	32	18	—	—	1,075	309	95	61

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)---continued

Statistical Local Area	Hours				Other residential buildings (b)				Total residential buildings			
	July - Oct.		October		July - Oct.		October		July - Oct.		October	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
WIMMERA STATISTICAL DIVISION												
Arapiles (S)	2	2	—	—	—	—	—	—	2	2	—	—
Dunboola (S)	6	2	—	1	—	—	—	—	6	2	—	1
Donald (S)	5	2	—	—	—	—	—	—	5	2	—	—
Dunmunkle (S)	5	1	—	—	2	—	—	7	1	—	—	—
Horsham (C)	114	35	11	12	7	—	4	—	121	35	15	12
Kaniva (S)	1	—	—	—	—	—	—	—	1	—	—	—
Kara Kara (S)	5	3	—	1	—	—	—	—	5	3	—	1
Kowree (S)	6	2	2	—	—	—	—	—	6	2	2	—
Lowan (S)	15	1	—	—	—	—	—	—	15	1	—	—
St Arnaud (T)	12	—	2	—	—	—	—	—	12	—	2	—
Stawell (C)	26	9	3	5	—	—	—	—	26	9	3	5
Stawell (S)	27	8	—	2	—	—	—	—	27	8	—	2
Warracknabeal (S)	9	4	1	1	—	—	—	—	9	4	1	1
Winners (S)	20	10	3	4	—	—	—	—	20	10	3	4
Total Division	253	79	22	26	9	—	4	—	262	79	26	26
MALLEE STATISTICAL DIVISION												
Bircchip (S)	—	5	—	—	—	—	—	—	—	—	—	—
Karkaroo (S)	3	1	—	1	—	—	—	—	3	4	—	1
Kerang (B)	22	2	—	—	2	—	—	—	24	2	—	—
Kerang (S)	18	3	1	—	—	—	—	—	18	3	1	—
Mildura (C)	218	57	44	22	23	—	—	—	241	57	44	22
Mildura (S) Pt A and Pt B	157	60	11	12	2	—	—	—	159	60	11	12
Swan Hill (C)	47	27	3	5	17	—	—	—	64	27	3	5
Swan Hill (S)	37	6	5	1	—	—	—	—	37	6	5	1
Walpeup (S)	9	—	2	—	—	—	—	—	9	—	2	—
Wycheproof (S)	2	—	—	—	—	—	—	—	2	—	—	—
Total Division	513	161	66	41	44	3	—	—	557	164	66	41

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Oct.		October		July - Oct.		October		July - Oct.		October	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
LODDON-CAMPASPE STATISTICAL DIVISION												
Bendigo (C) (c)	125	n.a.	14	n.a.	12	n.a.	—	n.a.	137	n.a.	14	n.a.
Bet Bet (S)	19	4	2	—	—	—	—	—	19	4	2	—
Castlemaine (C)	26	11	—	2	—	—	—	—	26	11	—	2
Charlton (S)	5	—	—	—	—	—	—	—	5	—	—	—
Cohuna (S)	12	8	—	1	—	—	—	—	12	8	—	1
Eaglehawk (B) (c)	70	n.a.	5	n.a.	—	n.a.	—	n.a.	70	n.a.	5	n.a.
East Loddon (S)	3	—	—	—	—	—	—	—	3	—	—	—
Echuca (C)	110	39	10	7	2	—	2	—	112	39	12	7
Gisborne (S)	76	24	9	7	12	—	12	—	88	24	21	7
Gordon (S)	14	2	—	1	—	—	—	—	14	2	—	1
Greater Bendigo (C) — (c)	—	—	—	—	—	—	—	—	—	—	—	—
— Part A	—	—	—	—	—	—	—	—	—	—	—	—
Eaglehawk	n.a.	24	n.a.	7	n.a.	—	n.a.	—	n.a.	24	n.a.	7
Central	n.a.	50	n.a.	13	n.a.	—	n.a.	—	n.a.	50	n.a.	13
Huntly — Inner	n.a.	15	n.a.	4	n.a.	—	n.a.	—	n.a.	15	n.a.	4
Marong — Inner	n.a.	60	n.a.	13	n.a.	—	n.a.	—	n.a.	60	n.a.	13
Strathfieldsaye — Inner	n.a.	52	n.a.	17	n.a.	—	n.a.	—	n.a.	52	n.a.	17
— Huntly Balance	n.a.	3	n.a.	2	n.a.	—	n.a.	—	n.a.	3	n.a.	2
— Marong Balance	n.a.	9	n.a.	—	n.a.	—	n.a.	—	n.a.	9	n.a.	—
— Strathfieldsaye Balance	n.a.	17	n.a.	1	n.a.	—	n.a.	—	n.a.	17	n.a.	1
Huntly (S) Pt A and Pt B (c)	38	n.a.	4	n.a.	—	n.a.	—	n.a.	38	n.a.	4	n.a.
Korong (S)	23	3	1	—	—	—	—	—	23	3	1	—
Kyneton (S)	66	25	11	7	—	—	—	—	66	25	11	7
Melvor (S)	40	11	6	2	—	—	—	—	40	11	6	2
Maldon (S)	24	1	5	—	—	—	—	—	24	1	5	—
Marong (RC) Pt A and Pt B (c)	252	n.a.	11	n.a.	—	n.a.	—	n.a.	252	n.a.	11	n.a.
Maryborough (C)	15	6	3	2	—	—	—	—	15	6	3	2
Meicall (S)	19	7	1	2	—	—	—	—	19	7	1	2
Newham and Woodend (S)	47	9	3	1	—	—	—	—	47	9	3	1
Newstead (S)	26	10	—	2	—	—	—	—	26	10	—	2
Pyalong (S)	10	2	1	—	—	—	—	—	10	2	1	—
Rochester (S)	50	19	5	4	—	—	—	—	50	19	5	4
Romsey (S)	85	24	10	5	—	—	—	—	85	24	10	5
Strathfieldsaye (S) Pt A and Pt B (c)	253	n.a.	33	n.a.	10	n.a.	—	n.a.	263	n.a.	33	n.a.
Tullaroop (S)	17	7	1	2	—	—	—	—	17	7	1	2
Total Division	1,425	442	135	102	36	—	14	—	1,461	442	149	102

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Oct.		October		July - Oct.		October		July - Oct.		October	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
GOULBURN STATISTICAL DIVISION												
Alexandra (S)	49	11	4	4	—	—	—	—	51	11	4	4
Benalla (C)	66	22	2	8	—	—	—	—	66	26	2	8
Benalla (S)	25	20	1	7	—	—	—	—	25	20	1	7
Broadford (S)	38	8	1	1	—	—	—	—	38	8	1	1
Cobram (S)	73	24	4	5	4	—	—	—	77	24	4	5
Deakin (S)	30	14	6	4	—	—	—	—	30	14	6	4
Euroa (S)	22	2	3	—	—	—	—	—	22	2	3	—
Goulburn (S)	20	5	4	—	—	—	—	—	20	5	4	—
Kilmore (S)	79	20	11	6	—	—	—	—	79	20	11	6
Kyabram (T)	47	13	3	4	—	—	—	—	47	13	3	4
Mansfield (S)	119	32	10	9	2	—	—	—	121	32	10	9
Nathalia (S)	21	4	—	2	—	—	—	—	21	4	—	2
Numurkah (S)	59	17	5	5	—	—	—	—	59	17	5	5
Rodney (S) Pt A and Pt B	195	54	17	7	—	—	—	—	195	54	17	7
Seymour (RC)	63	29	6	11	6	17	—	—	69	46	6	11
Shepparton (C)	152	64	18	13	9	—	—	—	161	64	18	13
Shepparton (S) Pt A and Pt B	102	29	9	6	—	—	—	—	102	29	9	6
Tungamah (S)	13	6	—	2	—	—	—	—	13	6	—	2
Violet Town (S)	13	8	2	3	—	—	—	—	13	8	2	3
Waranga (S)	26	9	2	2	—	—	—	—	26	9	2	2
Yes (S)	36	7	3	1	—	—	—	—	36	7	3	1
Total Division	1,248	398	111	100	23	21	—	—	1,271	419	111	100
OVENS-MURRAY STATISTICAL DIVISION												
Beechworth (S)	21	8	3	1	4	—	—	—	25	8	3	1
Bright (S)	44	21	4	2	6	—	—	—	50	21	4	2
Chiltern (S)	30	4	2	1	—	—	—	—	30	4	2	1
Myrtleford (S)	18	6	—	3	—	—	—	—	18	6	—	3
Oxley (S)	18	12	—	1	—	—	—	—	18	12	—	1
Rutherglen (S)	24	6	1	1	—	—	—	—	24	6	1	1
Tallangatta (S) Pt A and Pt B	13	15	—	—	—	—	—	—	13	15	—	—
Upper Murray (S)	10	2	—	—	—	—	—	—	10	2	—	—
Wangaratta (C)	36	21	1	3	6	—	—	—	42	27	1	3
Wangaratta (S)	21	9	—	5	—	—	—	—	21	9	—	5
Wodonga (RC)	398	116	64	27	7	—	—	—	405	116	64	27
Yackandandah (S)	26	7	3	1	—	—	—	—	26	7	3	1
Yarrawonga (S)	85	33	8	1	3	—	—	—	88	33	8	1
Total Division	744	260	86	46	26	6	—	—	770	266	86	46

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Oct.		October		July - Oct.		October		July - Oct.		October	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
EAST GIPPSLAND STATISTICAL DIVISION												
Avon (S)	26	6	—	—	—	—	—	—	26	6	—	—
Bairnsdale (C)	86	36	10	13	—	—	—	—	86	36	10	13
Bairnsdale (S) Pt A and Pt B	124	36	11	10	2	3	—	—	126	39	11	10
Mafra (S)	23	21	5	8	—	—	—	—	55	21	5	8
Onco (S)	23	9	3	4	—	—	—	—	23	9	3	4
Orbost (S)	79	21	7	4	15	3	—	—	94	24	7	4
Sale (C)	81	17	9	3	6	—	—	—	87	17	9	3
Tambo (S) Pt A and Pt B	143	66	17	4	—	5	—	—	143	71	17	4
Total Division	617	212	62	46	23	11	—	—	640	223	62	46
GIPPSLAND STATISTICAL DIVISION												
Alberton (S)	30	16	3	6	—	—	—	—	30	16	3	6
Bass (S)	46	11	3	4	—	—	—	—	46	11	3	4
Buln Buln (S)	93	45	4	15	2	—	—	—	95	45	4	15
Korumburra (S)	38	7	7	3	—	—	—	—	38	7	7	3
Mitroo (S)	21	7	—	2	—	—	—	—	21	7	—	2
Moe (S)	62	20	4	4	4	—	—	—	66	20	4	4
Morwell (C) Pt A and Pt B	69	13	12	4	63	14	—	—	132	49	26	40
Naracan (S) Pt A and Pt B	50	16	4	2	2	—	—	—	52	16	4	2
Phillip Island (S)	153	49	17	17	—	—	—	—	153	49	17	17
Rosedale (S)	123	44	17	11	—	—	—	—	123	44	17	11
South Gippsland (S)	51	13	2	3	—	—	—	—	51	13	2	3
Traralgon (C)	113	42	10	15	—	—	—	—	113	42	10	15
Traralgon (S) Pt A and Pt B	32	7	2	3	—	—	—	—	32	7	2	3
Upper Yarra (S) Pt B	7	1	1	—	—	—	—	—	7	1	1	—
Warragul (RC)	115	37	5	11	2	—	—	—	117	37	5	11
Wonthaggi (B)	59	20	4	9	—	—	—	—	59	20	4	9
Woorayl (S)	165	53	8	8	3	9	—	—	68	62	8	8
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	1,227	401	103	117	76	45	14	36	1,303	446	117	153
TOTAL VICTORIA												
	27,002	9,675	2,396	2,498	3,511	952	244	345	30,513	10,627	2,640	2,843

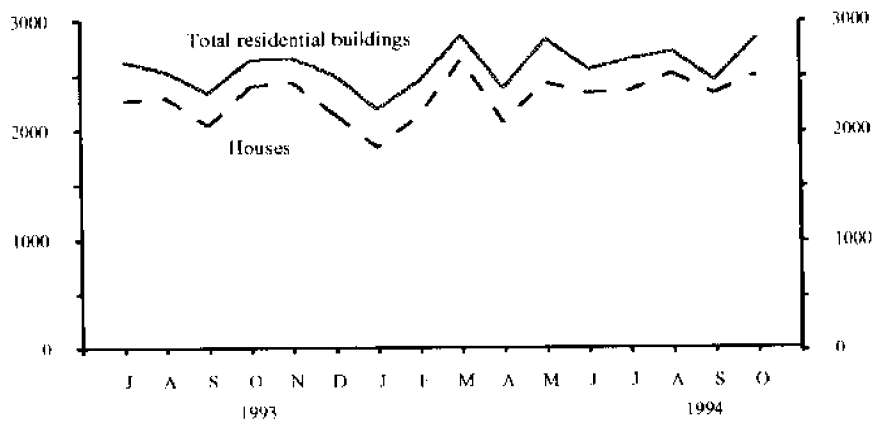
(a) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991. (b) Number of dwelling units. (c) For further details of changes to Statistical Local Areas please refer to paragraphs 15 and 16 of the explanatory notes and also to the list of local government boundary changes enclosed with this publication.

TABLE 4. NUMBER OF NEW HOUSES COMMENCED BY MATERIAL OF OUTER WALLS, OWNERSHIP, AND STATISTICAL DIVISION, OCTOBER 1994 (a)

Statistical division	Double brick, stone and concrete	Brick veneer	Fibre cement	Timber	Other and not stated	Total
PRIVATE SECTOR						
Melbourne	17	1,076	6	39	585	1,723
Barwon	—	93	2	19	83	197
Western District	4	23	—	3	4	34
Central Highlands	—	31	1	6	23	61
Wimmera	—	13	2	5	6	26
Mallee	—	15	—	2	13	30
Loddon-Campaspe	2	85	2	11	86	186
Goulburn	1	49	3	15	32	100
Ovens-Murray	1	35	1	3	6	46
East Gippsland	—	13	5	5	22	45
Gippsland	6	69	7	14	21	117
Total Victoria	31	1,492	28	116	814	2,481
PUBLIC SECTOR						
Melbourne	1	1	—	—	1	3
Barwon	—	—	—	—	2	2
Western District	—	—	—	—	—	—
Central Highlands	—	—	—	—	—	—
Wimmera	—	—	—	—	—	—
Mallee	—	—	—	—	11	11
Loddon-Campaspe	—	—	—	—	2	2
Goulburn	—	—	—	—	—	—
Ovens-Murray	—	—	—	—	—	—
East Gippsland	—	1	—	—	—	1
Gippsland	—	—	—	—	—	—
Total Victoria	1	2	—	—	14	17
TOTAL						
Melbourne	18	1,077	6	39	586	1,726
Barwon	—	93	2	19	85	199
Western District	4	23	—	3	4	34
Central Highlands	—	31	1	6	23	61
Wimmera	—	13	2	5	6	26
Mallee	—	15	—	2	24	41
Loddon-Campaspe	2	85	2	11	88	188
Goulburn	1	49	3	15	32	100
Ovens-Murray	1	35	1	3	6	46
East Gippsland	—	14	5	5	22	46
Gippsland	6	69	7	14	21	117
Total Victoria	32	1,494	28	116	828	2,498

(a) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991.

NUMBER OF NEW DWELLING COMMENCEMENTS BY TYPE, VICTORIA



EXPLANATORY NOTES

Introduction

This publication contains monthly details of the number of new dwelling units reported by approving authorities as having commenced in each statistical local area.

Scope and coverage

2. The statistics were compiled from monthly reports, provided by local and other government authorities, together with licensed private building surveyors, of commencements of new houses and new other residential buildings for which:

- (a) building permits were issued by licensed municipal building surveyors employed in local government authorities;
- (b) contracts (let or day labour work) was authorised by Commonwealth, State, semi-government, and local government authorities;
- (c) building permits were issued by licensed private building surveyors.

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

3. 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.

Definitions

4. 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.

5. 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.
- (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.).

6. *Commencements*. For the purposes of this statistical series, a residential building is regarded as being commenced on the date when:

- (a) The building work is first inspected by a local government or other government authority building inspector or surveyor, whether the work is passed or not. In general, the first inspection is undertaken at the foundations or footings stage of construction; or
- (b) The building work is determined as commenced by a building inspector or surveyor.

7. *Ownership*. The 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.

Seasonal adjustment

8. Original and seasonally adjusted building statistics are shown in Table 2. 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.

9. 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.

10. Trend estimate dwelling unit commencement statistics are shown in Table 2. 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.

11. 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.

Australian Standard Geographical Classification

12. 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.

13. 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.

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

15. 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 SLAs have been included in the Barwon, Central Highlands and Loddon-Campaspe divisions. Details of these changes are provided in a listing enclosed with the July 1994 issue of this publication.

These changes have been incorporated in Building Statistics from July 1994. In Table 3 statistics, commencing with July 1994, are presented on the new SLA basis. Statistics in Table 3 relating to previous periods are presented on the former SLA basis.

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

Changes resulting from the reviews dealing with the Inner Melbourne and South Western Victorian regions have been applied on this basis from the October 1994 issue of this publication and details are provided in a listing enclosed with this issue.

Comparability of statistics

17. Because of the difference in data sources, collection methodologies, and timing of notification of commencements, care should be exercised in

comparing quarterly data derived from monthly dwelling unit commencements statistics, with the quarterly dwelling unit commencements statistics from the Building Activity Survey (published in *Building Activity, Victoria* 8752.2).

Unpublished data and related publications

18. The ABS can also make available certain dwelling unit commencement 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 manually extracted tabulation. A charge may be made for providing unpublished information in these forms.

19. 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)

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20. All publications produced by the ABS are listed in the *Catalogue of Publications, Australia* (1101.0) which is available free of charge from any ABS Office.

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

r figure or series revised since previous issue

n.a. not available

- nil or rounded down to zero

M.S.D. Melbourne Statistical Division

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

STUART JACKSON

Deputy Commonwealth Statistician



For more information ...

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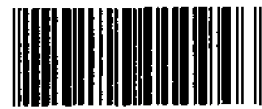
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