

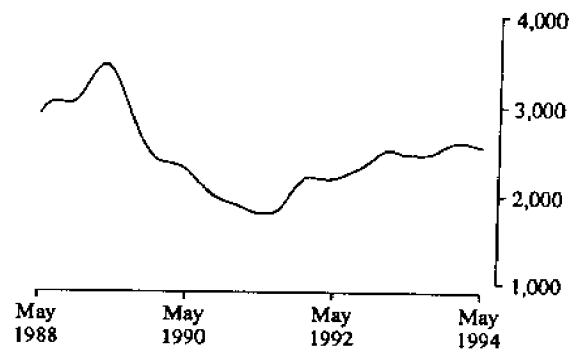
CATALOGUE NUMBER 8741.2
5 AUGUST 1994

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

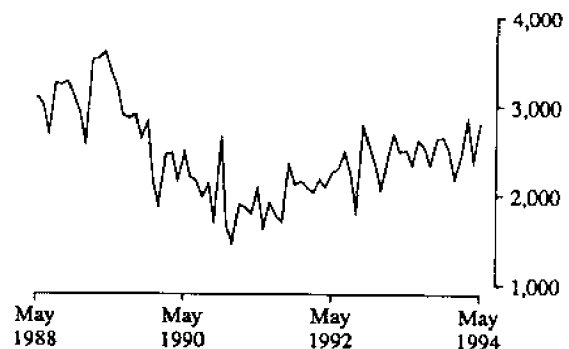
MAIN FEATURES

- Trend estimates of the number of dwelling units commenced in May 1994 (2,543) showed a 1 per cent decrease from the figure recorded for April 1994 (2,562) and a 3 per cent increase over the figure for May 1993 (2,465). Apart from consecutive increases which occurred in the series between August 1993 and February 1994, the trend estimate has shown a slight fall each month since March 1993.
- In original terms the number of dwelling units commenced in May 1994 (2,822) was 19 per cent higher than in the previous month (2,374) and 12 per cent higher than in May 1993 (2,510).
- There were 362 new private sector other residential buildings commenced during May 1994, the highest number since December 1991 when 620 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For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnersly on Melbourne (03) 615 7000; or any ABS State office.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)									
1990-91	11,895	1,331	13,226	683	436	1,119	12,578	1,752	14,330
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—									
March	1,574	118	1,692	105	49	154	1,679	167	1,846
April	1,363	183	1,546	105	7	112	1,468	190	1,658
May	1,478	176	1,654	66	11	77	1,544	187	1,731
June	1,351	149	1,500	72	—	72	1,423	149	1,572
July	1,472	316	1,788	67	28	95	1,539	344	1,883
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
VICTORIA									
1990-91	19,560	1,840	21,400	1,031	593	1,624	20,591	2,433	23,024
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—									
March	2,359	146	2,505	140	49	189	2,499	195	2,694
April	2,108	208	2,316	154	24	178	2,262	232	2,494
May	2,187	201	2,388	99	23	122	2,286	224	2,510
June	2,063	196	2,259	85	2	87	2,148	198	2,346
July	2,176	326	2,502	93	28	121	2,269	354	2,623
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

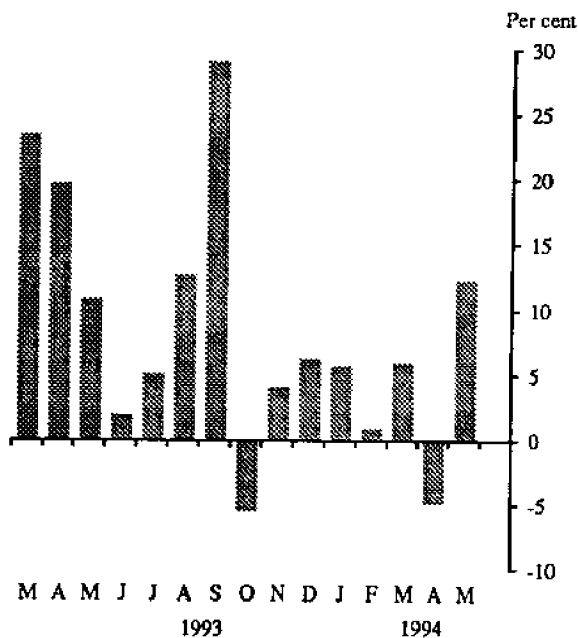
(a) Number of dwelling units. (b) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991.

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)
1990-91	19,560	19,700	19,768	23,024	23,061	23,040
1991-92	21,655	21,599	21,583	24,963	24,999	25,044
1992-93	25,248	25,299	25,328	28,762	28,845	28,945
1993—						
March	2,359	2,196	2,171	2,694	2,440	2,495
April	2,108	2,209	2,146	2,494	2,580	2,471
May	2,187	2,124	2,130	2,510	2,439	2,465
June	2,063	2,047	2,115	2,346	2,312	2,461
July	2,176	2,084	2,101	2,623	2,547	2,458
August	2,216	2,170	2,089	2,534	2,504	2,465
September	1,949	2,091	2,077	2,339	2,518	2,481
October	2,235	2,044	2,080	2,640	2,489	2,513
November	2,360	2,071	2,098	2,652	2,341	2,550
December	1,895	2,057	2,126	2,498	2,645	2,577
1994—						
January	1,742	2,280	2,161	2,185	2,853	2,594
February	2,084	2,071	2,194	2,446	2,463	2,596
March	2,576	2,418	2,216	2,858	2,616	2,582
April	2,001	2,139	2,227	2,374	2,463	2,562
May	2,375	2,179	2,228	2,822	2,553	2,543

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

NEW DWELLING COMMENCEMENTS, VICTORIA, ANNUAL PERCENTAGE CHANGE



NUMBER OF NEW DWELLING COMMENCEMENTS

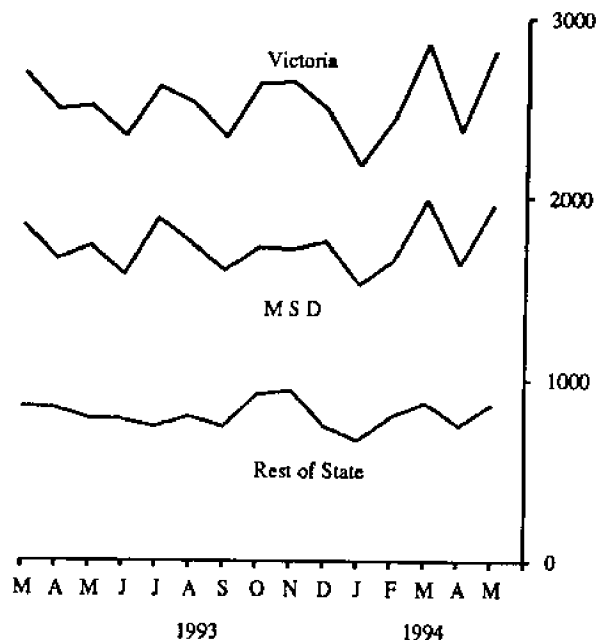


TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - May		May		July - May		May		July - May		May	
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
MELBOURNE STATISTICAL DIVISION												
Altona (C)	222	221	21	34	2	41	—	3	224	262	21	37
Berwick (C)	1,715	1,672	139	187	9	35	9	24	1,724	1,707	148	211
Box Hill (C)	135	143	13	15	115	35	4	—	250	178	17	15
Brighton (C)	79	100	13	11	4	35	2	—	83	135	15	11
Broadmeadows (C)	490	256	28	24	59	47	7	4	549	303	35	28
Brunswick (C)	44	32	3	4	90	26	5	—	134	58	8	4
Bulla (S)	883	991	93	96	42	—	—	—	925	991	93	96
Camberwell (C)	231	333	17	34	32	39	3	13	263	372	20	47
Caulfield (C)	160	192	15	29	94	104	10	19	254	296	25	48
Chelsea (C)	123	82	7	7	15	6	—	—	138	88	7	7
Coburg (C)	63	64	2	6	11	30	—	—	74	94	2	6
Collingwood (C)	15	19	2	—	16	15	5	2	31	34	7	2
Cranbourne (C)	1,693	1,285	163	102	82	36	25	—	1,775	1,321	188	102
Croydon (C)	425	265	32	25	24	12	—	—	449	277	32	25
Dandenong (C)	97	68	9	3	—	7	—	3	97	75	9	6
Diamond Valley (S)	306	254	21	22	9	6	—	—	315	260	21	22
Doncaster and Templestowe (C)	392	394	25	49	51	84	9	22	443	478	34	71
Eltham (S)	278	220	27	22	28	35	4	16	306	255	31	38
Essendon (C)	111	93	3	8	28	51	—	9	139	144	3	17
Fitzroy (C)	5	39	1	1	127	178	53	12	132	217	54	13
Flinders (S)	426	500	35	48	—	—	—	—	426	500	35	48
Footscray (C)	46	29	4	—	42	54	—	—	88	83	4	—
Frankston (C)	258	247	22	46	40	6	—	2	298	253	22	48
Hastings (S)	355	227	32	15	—	—	—	—	355	227	32	15
Hawthorn (C)	30	32	1	6	21	77	3	4	51	109	4	10
Healesville (S)	79	58	11	7	—	—	—	—	79	58	11	7
Heidelberg (C)	148	239	10	20	5	34	—	—	153	273	10	20
Keilor (C)	919	903	84	71	12	34	—	8	931	937	84	79
Kew (C)	65	66	12	7	17	187	6	3	82	253	18	10
Knox (C)	859	1,106	55	102	16	3	—	—	875	1,109	55	102
Lilydale (S)	432	394	44	13	9	11	—	2	441	405	44	15
Malvern (C)	51	81	3	7	45	82	11	7	96	163	14	14
Melbourne (C)	91	20	—	4	153	647	—	108	244	667	—	112
Melton (S)	430	380	32	42	20	—	—	—	450	380	32	42
Moorabbin (C)	255	300	21	29	18	31	—	5	273	331	21	34
Mordialloc (C)	83	98	7	8	8	19	4	—	91	117	11	8
Mornington (S)	320	314	28	28	16	9	2	—	336	323	30	28
Northcote (C)	53	49	4	5	66	57	10	6	119	106	14	11
Nunawading (C)	362	282	36	20	21	82	2	—	383	364	38	20
Oakleigh (C)	134	134	22	14	21	30	—	—	155	164	22	14
Pakenham (S)	433	400	33	46	8	—	—	—	441	400	33	46
Port Melbourne (C)	10	13	1	—	7	19	—	—	17	32	1	—

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 - May		May		July - May		May		July - May		May	
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
MELBOURNE STATISTICAL DIVISION —continued												
Prahran (C)	27	38	5	11	38	149	4	24	65	187	9	35
Preston (C)	152	246	38	20	16	91	4	27	168	337	42	47
Richmond (C)	16	19	—	2	44	77	—	—	60	96	—	2
Ringwood (C)	159	207	15	21	6	2	—	—	165	209	15	21
St Kilda (C)	26	13	1	4	66	25	—	—	92	38	1	4
Sandringham (C)	101	116	16	11	4	10	—	—	105	126	16	11
Sherbrooke (S)	61	50	3	9	—	—	—	—	61	50	3	9
South Melbourne (C)	25	27	1	7	341	202	—	—	366	229	1	7
Springvale (C)	508	402	40	38	20	31	—	20	528	433	40	58
Sunshine (C)	268	223	16	33	14	31	—	—	282	254	16	33
Upper Yarra (S) Pt A	66	55	3	8	—	—	—	—	66	55	3	8
Waverley (C)	237	299	19	37	77	126	5	7	314	425	24	44
Werrbee (C)	1,424	1,004	110	93	13	2	—	2	1,437	1,006	110	95
Whitlessa (C)	743	695	142	49	4	30	—	30	747	725	142	79
Williamstown (C)	142	159	4	16	64	23	—	—	206	182	4	16
Total Division	17,261	16,148	1,544	1,576	2,090	3,003	187	382	19,351	19,151	1,731	1,958
BARWON STATISTICAL DIVISION												
Bannockburn (S) Pt A and Pt B	51	40	4	2	—	—	—	—	51	40	4	2
Barrabool (S) Pt A and Pt B	180	192	15	11	4	4	—	—	184	194	15	11
Bellarine (RC) Pt A and Pt B	403	440	40	43	5	8	—	—	408	448	40	43
Colac (C)	17	18	3	3	—	—	—	—	17	18	3	3
Colac (S)	35	39	1	3	—	—	—	—	35	39	1	3
Corto (S) Pt A and Pt B	320	279	23	33	30	4	14	—	350	283	37	33
Geelong (C)	27	33	2	—	26	—	—	—	53	33	2	—
Geelong West (C)	14	18	2	2	7	4	—	—	21	22	2	2
Leigh (S)	17	16	1	—	—	—	—	—	17	16	1	—
Newtown (C)	16	19	1	2	2	—	—	—	18	19	1	2
Oxway (S)	56	54	9	9	6	8	—	—	62	62	9	9
Queenscliffe (B)	24	26	3	—	—	—	—	—	24	26	3	—
South Barwon (C) Pt A and Pt B	463	374	32	44	19	24	2	10	482	398	34	54
Winchelsea (S)	47	45	3	1	—	—	—	—	47	45	3	1
Total Division	1,670	1,593	139	153	99	50	16	10	1,769	1,643	155	163

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 - May		May		July - May		May		July - May		May	
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
WESTERN DISTRICT STATISTICAL DIVISION												
Belfast (S)	6	2	—	—	—	—	—	—	6	2	—	—
Camptown (T)	6	3	—	1	—	—	—	—	6	3	—	1
Dundas (S)	11	5	2	—	—	—	—	—	11	5	2	—
Glenelg (S)	6	6	1	—	—	—	—	—	6	6	1	—
Hamilton (C)	27	22	3	2	4	—	4	—	31	22	7	2
Hampden (S)	15	18	1	3	—	—	—	—	15	18	1	3
Heytesbury (S)	23	27	—	4	—	—	—	—	23	27	—	4
Heywood (S)	35	22	2	4	—	—	—	—	35	22	2	4
Minhamite (S)	5	2	—	—	—	—	—	—	5	2	—	—
Mortlake (S)	3	5	—	1	—	—	—	—	3	5	—	1
Mount Rouse (S)	4	3	1	—	—	—	—	—	4	3	1	—
Port Fairy (B)	20	27	3	2	4	2	—	—	24	29	3	2
Portland (C)	35	44	1	3	—	—	—	—	35	44	1	3
Wannon (S)	2	4	1	1	—	—	—	—	2	4	1	1
Warmambool (C)	222	219	15	24	24	4	4	—	246	223	19	24
Warmambool (S)	40	46	5	3	—	—	—	—	40	46	5	3
Lady Julia Percy Island and Tower Hill Lake Reserve	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	460	455	35	48	32	6	8	—	492	461	43	48
CENTRAL HIGHLANDS STATISTICAL DIVISION												
Ararat (C)	14	12	2	2	—	—	—	—	14	12	2	2
Ararat (S)	28	15	4	—	—	2	—	—	28	17	4	—
Avoca (S)	14	14	2	3	3	—	—	—	17	14	2	3
Bacchus Marsh (S)	166	165	11	21	—	—	—	—	166	165	11	21
Ballaarat (C)	115	110	20	4	33	10	—	2	148	120	20	6
Ballan (S)	67	46	7	6	—	—	—	—	67	46	7	6
Ballarat (S) Pt A and Pt B	93	131	12	11	6	—	—	—	99	131	12	11
Bungaree (S) Pt A and Pt B	49	60	4	12	—	—	—	—	49	60	4	12
Buninyong (S) Pt A and Pt B	113	91	13	7	—	2	—	—	113	93	13	7
Creswick (S)	29	21	5	5	—	—	—	—	29	21	5	5
Daylesford and Glenlyon (S)	65	83	6	6	—	2	—	—	65	85	6	6
Grenville (S) Pt A and Pt B	81	94	4	7	—	—	—	—	81	94	4	7
Lexton (S)	9	9	—	—	—	—	—	—	9	9	—	—
Ripon (S)	11	13	—	1	—	—	—	—	11	13	—	1
Sebastopol (B)	72	72	9	6	—	—	—	—	72	72	9	6
Talbot and Clunes (S)	22	11	4	—	—	2	—	—	22	13	4	—
Total Division	948	947	103	91	42	18	—	2	990	965	103	93

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 - May		May		July - May		May		July - May		May	
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
WIMMERA STATISTICAL DIVISION												
Arapiles (S)	3	1	—	—	—	—	—	—	—	3	1	—
Dimboola (S)	7	5	1	—	—	—	—	—	—	7	5	—
Donald (S)	7	5	1	—	—	—	—	—	—	7	5	—
Dunmunkle (S)	7	4	1	1	—	—	—	—	—	7	6	1
Horsham (C)	90	107	4	12	—	—	—	—	—	90	114	4
Kaniva (S)	17	1	—	—	—	—	—	—	—	17	1	—
Kara Kara (S)	9	5	2	—	—	—	—	—	—	9	5	2
Kowree (S)	13	6	2	1	—	—	—	—	—	13	6	2
Lowan (S)	13	15	2	—	—	—	—	—	—	13	15	2
St Arnaud (T)	12	10	4	1	4	—	—	—	—	16	10	4
Stawell (C)	26	23	2	5	—	—	—	—	—	31	23	2
Stawell (S)	9	26	—	1	—	—	—	—	—	9	26	—
Warracknabeal (S)	2	9	1	1	—	—	—	—	—	2	9	1
Wimmera (S)	22	18	2	5	—	—	—	—	—	22	18	2
Total Division	237	235	22	23	9	9	—	—	—	246	244	22
MALLEE STATISTICAL DIVISION												
Birchip (S)	1	—	1	—	—	—	—	—	—	—	—	—
Karkaroo (S)	8	3	1	—	—	—	—	—	—	1	8	—
Kerang (B)	9	19	1	2	—	—	—	—	—	9	21	1
Kerang (S)	24	18	2	2	—	—	—	—	—	24	18	2
Mildura (C)	203	204	14	29	30	—	—	—	—	233	227	21
Mildura (S) Pt. A and Pt. B	129	143	7	11	8	2	—	—	—	137	145	7
Swan Hill (C)	40	45	2	4	2	17	—	—	—	42	62	2
Swan Hill (S)	36	34	—	6	—	—	—	—	—	36	34	—
Walpeup (S)	2	9	—	—	—	—	—	—	—	2	9	—
Wycheproof (S)	5	1	—	—	—	—	—	—	—	5	1	—
Total Division	457	476	28	54	40	44	7	2	—	497	520	35

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 - May		1993-94		May		July - May		1993-94		May		July - May		1993-94		May	
	1992-93	1993-94	1992-93	1993-94	1993-94	1993-94	1992-93	1993-94	1993-94	1993-94	1993-94	1993-94	1992-93	1993-94	1993-94	1993-94	1993-94	1994
LODDON-CAMPASPE STATISTICAL DIVISION																		
Bendigo (C)	120	119	7	18	5	12	—	—	—	—	—	—	125	131	7	18	—	—
Bet Bet (S)	18	19	—	—	—	—	—	—	—	—	—	—	18	19	—	—	—	—
Castlemaine (C)	20	25	1	8	—	—	—	—	—	—	—	—	20	25	1	8	—	—
Charlton (S)	1	5	—	—	—	—	—	—	—	—	—	—	1	5	—	—	—	—
Coburn (S)	11	11	2	1	—	—	—	—	—	—	—	—	11	11	2	1	—	—
Eaglehawk (B)	63	61	8	7	2	—	—	—	—	—	—	—	65	61	8	7	—	—
East Loddon (S)	5	3	—	—	2	—	—	—	—	—	—	—	7	3	—	—	—	—
Echuca (C)	104	98	9	10	4	2	—	—	—	—	—	—	108	100	9	10	—	—
Gisborne (S)	89	67	8	7	15	12	—	—	—	—	—	—	104	79	8	7	—	—
Gordon (S)	5	14	—	2	—	—	—	—	—	—	—	—	5	14	—	2	—	—
Huntly (S) Pt A and Pt B	40	37	2	2	—	—	—	—	—	—	—	—	40	37	2	2	—	—
Korong (S)	17	21	2	5	—	—	—	—	—	—	—	—	17	21	2	5	—	—
Kyneton (S)	66	59	7	3	—	—	—	—	—	—	—	—	66	59	7	3	—	—
McIvor (S)	32	39	1	3	—	—	—	—	—	—	—	—	32	39	1	3	—	—
Maldon (S)	22	22	—	2	—	—	—	—	—	—	—	—	22	22	—	2	—	—
Marong (RC) Pt A and Pt B	282	236	25	23	2	—	2	—	—	—	—	—	284	236	27	23	—	—
Maryborough (C)	15	13	3	—	4	—	—	—	—	—	—	—	19	13	3	—	—	—
Metcalfe (S)	24	16	1	1	—	—	—	—	—	—	—	—	24	16	1	1	—	—
Newham and Woodend (S)	43	43	5	8	—	—	—	—	—	—	—	—	43	43	5	8	—	—
Newstead (S)	35	24	2	—	—	—	—	—	—	—	—	—	35	24	2	—	—	—
Pyalong (S)	9	9	—	—	—	—	—	—	—	—	—	—	9	9	—	—	—	—
Rochester (S)	34	47	—	3	6	—	—	—	—	—	—	—	40	47	—	3	—	—
Romsey (S)	103	79	10	14	7	—	—	—	—	—	—	—	110	79	10	14	—	—
Strahfieldsaye (S) Pt A and Pt B	219	228	22	20	14	10	4	—	—	—	—	—	233	238	26	20	—	—
Tullaroop (S)	26	15	5	3	—	—	—	—	—	—	—	—	26	15	5	3	—	—
Total Division	1,403	1,310	120	140	61	36	6	—	—	—	—	—	1,464	1,346	126	140	—	—

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					
	1992-93		1993-94		1994		1992-93		1993-94		1994		1992-93		1993-94		1994	
	July	May	July	May	July	May	July	May	July	May	July	May	July	May	July	May	July	May
GOULBURN STATISTICAL DIVISION																		
Alexandra (S)	58	41	7	4	4	4	2	—	—	—	—	—	62	43	7	4	—	—
Benalla (C)	34	60	5	12	5	5	—	—	—	—	—	—	39	60	5	12	—	—
Benalla (S)	26	21	3	4	—	—	—	—	—	—	—	—	26	21	3	4	—	—
Broadford (S)	49	30	5	1	—	—	—	—	—	—	—	—	49	30	5	1	—	—
Cobram (S)	66	70	2	4	17	2	—	—	—	—	—	—	83	70	2	4	—	—
Deakin (S)	30	25	3	1	2	2	—	—	—	—	—	—	32	25	3	1	—	—
Euroa (S)	28	21	1	2	—	—	—	—	—	—	—	—	28	21	1	2	—	—
Goulburn (S)	20	19	2	2	—	—	—	—	—	—	—	—	20	19	2	2	—	—
Kitmore (S)	109	75	7	12	—	—	—	—	—	—	—	—	109	75	7	12	—	—
Kyabram (T)	71	32	7	2	2	2	—	—	—	—	—	—	73	32	7	2	—	—
Mansfield (S)	97	106	11	12	4	4	2	—	—	—	—	—	101	108	11	12	—	—
Nathalia (S)	13	20	3	2	—	—	—	—	—	—	—	—	13	20	3	2	—	—
Numurkah (S)	41	55	—	7	9	9	—	—	—	—	—	—	50	55	—	7	—	—
Rodney (S) Pt A and Pt B	151	185	22	13	2	2	—	—	—	—	—	—	153	185	22	13	—	—
Seymour (RC)	72	60	14	6	—	—	6	—	—	—	—	—	72	66	14	6	—	—
Shepparton (C)	161	139	4	14	8	8	9	—	—	—	—	—	169	148	4	14	—	—
Shepparton (S) Pt A and Pt B	105	86	8	8	—	—	—	—	—	—	—	—	105	86	8	8	—	—
Tungamah (S)	8	12	—	—	—	—	—	—	—	—	—	—	8	12	—	—	—	—
Violet Town (S)	6	11	1	—	—	—	—	—	—	—	—	—	6	11	1	—	—	—
Waranga (S)	20	25	3	2	—	—	—	—	—	—	—	—	20	25	3	2	—	—
Yea (S)	44	33	2	3	—	—	—	—	—	—	—	—	44	33	2	3	—	—
Total Division	1,209	1,126	110	111	53	19	—	—	—	—	—	—	1,262	1,145	110	111	—	—
OVENS-MURRAY STATISTICAL DIVISION																		
Beechworth (S)	27	20	3	3	—	—	4	—	—	—	—	—	27	24	3	3	—	—
Bright (S)	73	42	1	6	—	—	—	—	—	—	—	—	73	42	1	6	—	—
Chiltern (S)	18	26	1	1	—	—	—	—	—	—	—	—	18	26	1	1	—	—
Myrtleford (S)	23	16	4	2	—	—	—	—	—	—	—	—	23	16	4	2	—	—
Oxley (S)	25	15	2	2	—	—	—	—	—	—	—	—	25	15	2	2	—	—
Rutherglen (S)	19	23	2	1	—	—	—	—	—	—	—	—	19	23	2	1	—	—
Talungatta (S) Pt A and Pt B	13	13	—	1	—	—	—	—	—	—	—	—	13	13	—	1	—	—
Upper Murray (S)	10	10	—	1	—	—	—	—	—	—	—	—	10	10	—	1	—	—
Wangaratta (C)	59	32	4	4	2	2	6	—	—	—	—	—	61	38	4	4	—	—
Wangaratta (S)	20	18	4	3	—	—	—	—	—	—	—	—	20	18	4	3	—	—
Woodong (RC)	414	368	27	30	15	15	7	—	—	—	—	—	429	375	27	30	—	—
Yackandandah (S)	24	21	2	1	—	—	—	—	—	—	—	—	24	21	2	1	—	—
Yarrawonga (S)	62	82	4	15	2	2	3	—	—	—	—	—	64	85	4	15	—	—
Total Division	787	686	54	70	19	20	—	—	—	—	—	—	806	706	54	70	—	—

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 - May		May		July - May		May		July - May		May	
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
EAST GIPPSLAND STATISTICAL DIVISION												
Avon (S)	24	21	1	5	—	—	—	—	24	21	1	5
Bairnsdale (C)	85	77	5	4	2	—	—	—	87	77	5	4
Bairnsdale (S) Pt A and Pt B	122	115	8	6	2	2	—	2	124	117	8	8
Maffra (S)	52	52	7	3	—	—	—	—	52	52	7	3
Oneco (S)	34	21	2	3	—	—	—	—	34	21	2	3
Orbost (S)	40	71	2	8	9	15	—	—	49	86	2	8
Sale (C)	42	75	5	9	—	6	—	—	42	81	5	9
Tambo (S) Pt A and Pt B	138	135	6	16	29	—	—	—	167	135	6	16
Total Division	537	567	36	54	42	23	—	2	579	590	36	56
GIPPSLAND STATISTICAL DIVISION												
Albion (S)	35	28	5	4	—	—	—	—	35	28	5	4
Bass (S)	46	45	3	3	—	—	—	—	46	45	3	3
Bulu Bulu (S)	100	87	14	9	2	2	—	—	102	89	14	9
Korumburra (S)	44	36	7	5	—	—	—	—	44	36	7	5
Mitroo (S)	17	20	3	2	—	—	—	—	17	20	3	2
Moe (S)	67	57	6	2	—	—	—	—	67	57	6	2
Morwell (C) Pt A and Pt B	120	65	5	2	7	63	—	—	127	128	5	2
Narracan (S) Pt A and Pt B	37	47	2	3	5	2	—	—	42	49	2	3
Phillip Island (S)	128	136	6	13	18	—	—	—	146	136	6	13
Rosedale (S)	128	116	8	11	—	—	—	—	128	116	8	11
South Gippsland (S)	59	48	6	3	—	—	—	—	59	48	6	3
Traalgon (C)	144	101	11	8	6	—	—	—	150	101	11	8
Traalgon (S) Pt A and Pt B	37	28	4	4	—	—	—	—	37	28	4	4
Upper Yarra (S) Pt B	2	6	—	—	—	—	—	—	2	6	—	—
Warragul (RC)	79	102	2	10	4	2	—	—	83	104	2	10
Wonthaggi (B)	66	51	3	7	4	—	—	—	70	51	3	7
Woorayl (S)	148	155	10	18	3	3	—	—	151	158	10	18
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—	—	—
Yalloum Works Area	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	1,257	1,128	95	104	49	72	—	—	1,306	1,200	95	104
TOTAL VICTORIA												
	26,226	24,671	2,286	2,424	2,536	3,300	224	398	28,762	27,971	2,510	2,822

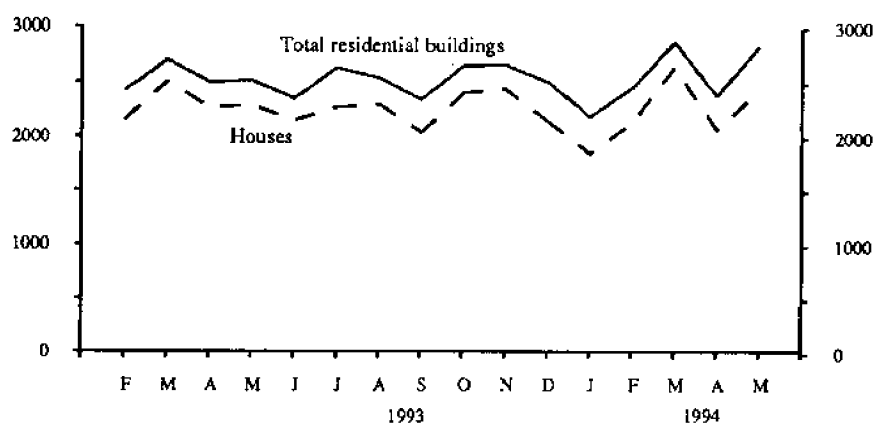
(a) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991. (b) Number of dwelling units.

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

Statistical division	Double brick, stone and concrete	Brick veneer	Fibre cement	Timber	Other and not stated	Total
PRIVATE SECTOR						
Melbourne	15	896	—	31	596	1,538
Barwon	2	75	—	12	64	153
Western District	5	39	—	2	2	48
Central Highlands	2	35	—	11	43	91
Wimmera	1	18	1	—	2	22
Mallee	1	16	1	—	36	54
Loddon-Campaspe	5	89	3	10	30	137
Goulburn	1	64	—	12	30	107
Ovens-Murray	—	41	—	5	24	70
East Gippsland	1	25	4	10	11	51
Gippsland	3	46	12	11	32	104
Total Victoria	36	1,344	21	104	870	2,375
PUBLIC SECTOR						
Melbourne	—	2	—	—	36	38
Barwon	—	—	—	—	—	—
Western District	—	—	—	—	—	—
Central Highlands	—	—	—	—	—	—
Wimmera	—	1	—	—	—	1
Mallee	—	—	—	—	—	—
Loddon-Campaspe	—	3	—	—	—	3
Goulburn	—	—	—	—	4	4
Ovens-Murray	—	—	—	—	—	—
East Gippsland	—	—	—	—	3	3
Gippsland	—	—	—	—	—	—
Total Victoria	—	6	—	—	43	49
TOTAL						
Melbourne	15	898	—	31	632	1,576
Barwon	2	75	—	12	64	153
Western District	5	39	—	2	2	48
Central Highlands	2	35	—	11	43	91
Wimmera	1	19	1	—	2	23
Mallee	1	16	1	—	36	54
Loddon-Campaspe	5	92	3	10	30	140
Goulburn	1	64	—	12	34	111
Ovens-Murray	—	41	—	5	24	70
East Gippsland	1	25	4	10	14	54
Gippsland	3	46	12	11	32	104
Total Victoria	36	1,350	21	104	913	2,424

(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, of commencements of new houses and new other residential buildings for which:

- (a) building permits were issued by local government authorities in areas subject to building control by those authorities; and
- (b) contracts (let or day labour work) was authorised by Commonwealth, State, semi-government, and local government authorities.

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 November 1986 to June 1991 inclusive contain geographical division and nomenclature based on the *Australian Standard Geographical Classification* (ASGC) edition 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. The next edition of the ASGC, incorporating the changes outlined in paragraphs 13 and 14 of the explanatory notes, and also set out on page 14 of this publication, will be issued shortly.

Comparability of statistics

16. 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

17. 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.

18. Users may also wish to refer to the following building and construction publications which are available on request:

Building Approvals, Australia (8731.0) (monthly) (\$13.30)

Building Approvals, Victoria (8731.2) (monthly) (\$10.70)

Building Approvals, Victoria - Small Area Summary (8733.2) (annual) (\$8.20)

Building Activity, Australia (8752.0) (quarterly) (\$14.30)

Building Activity, Victoria (8752.2) (quarterly) (\$10.70)

Engineering Construction, Australia (8762.0) (quarterly) (\$10.70)

Building, Victoria (8710.2) (P.O.A.)

19. 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.

Electronic services

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS Office.

Symbols and other usages

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

r figure or series revised since previous issue

na not applicable

- 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

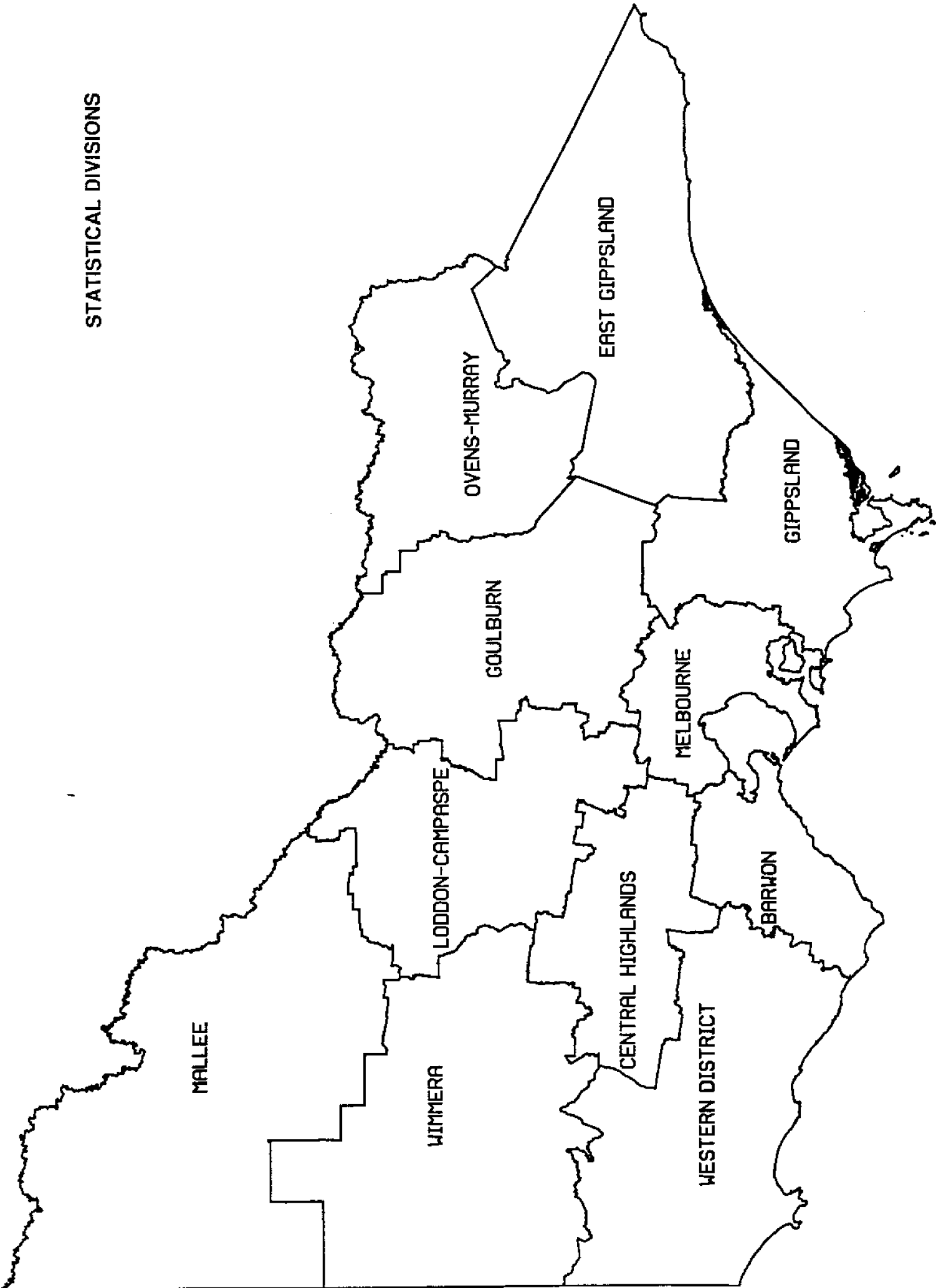
CHANGES TO STATISTICAL DIVISION (SD) BOUNDARIES

Victorian SD boundaries were established prior to the 1966 Census of Population and Housing. A review of these statistical geographic boundaries was recently undertaken by the ABS (with extensive input from various interested organisations) in line with criteria outlined below.

The main criteria in determining SD boundaries were that the boundaries were relatively homogeneous from social, economic, and geographic perspectives, that they would remain unchanged for a period of 15 to 20 years, and that any changes would be introduced in time for the 1991 Census of Population and Housing. As a result of this review a number of changes have been made to SDs. These changes, implemented from 1 July 1991, are outlined below.

Statistical Division	Changes
Melbourne	Extended to include the entire Shires of Healesville, Pakenham and Cranbourne and Part A of the Shire of Upper Yarra.
Barwon	No change.
South Western	Name changed to Western District.
Central Highlands	No change.
Wimmera	The Shires of Karkaroc and Birchip have been included in Mallee SD. Now includes the Shire of Kara Kara and the Town of St Arnaud from Loddon-Campaspe.
Northern Mallee	Renamed Mallee. Now includes the Shires of Karkaroc and Birchip from Wimmera SD.
Loddon-Campaspe	The Shire of Kara Kara and the Town of St Arnaud have been included in Wimmera SD.
-	
Goulburn	No change.
North Eastern	Renamed Ovens-Murray.
East Gippsland	Unincorporated Bass Strait Islands have been included in Gippsland SD.
Central Gippsland	Renamed Gippsland and extended to include Shires of Phillip Island and Bass, Part B of the Shire of Upper Yarra, Borough of Wonthaggi and unincorporated French Island and Bass Strait Islands.
East Central	Abolished. The Statistical Local Areas which formed this SD have been included with Melbourne or Gippsland SDs.

STATISTICAL DIVISIONS





MELBOURNE STATISTICAL DIVISION

Statistical Local Areas

As at September 1992

City (C) Shire (S)

