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BUILDING APPROVALS, VICTORIA, JULY 1995

The restructure of local government in Victoria and the associated geographic boundary changes have resulted in major changes to Victoria's statistical geography effective from 1 July 1995. This publication introduces the new geographic structure for Statistical Local Areas, Statistical Sub-divisions and Statistical Divisions.

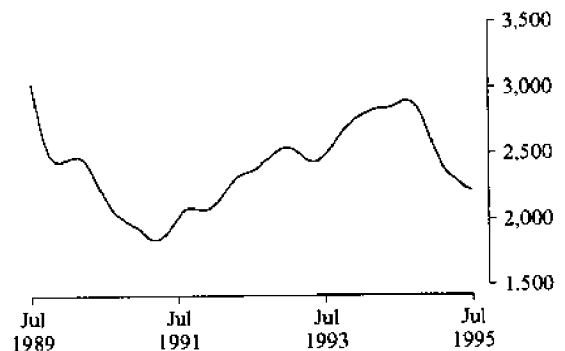
Full details of the changes made are available in ABS Information Paper *Victorian Local Government Amalgamations 1994-95: Changes to the Australian Standard Geographic Classification (1257.0)*.

In many cases, it is not possible to maintain time series of data due to the nature of the changes made.

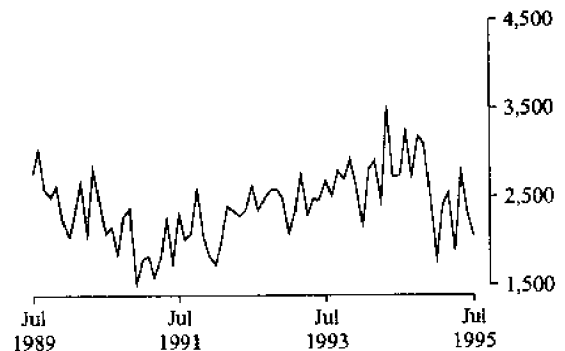
MAIN FEATURES

- The trend estimate of the number of dwelling units approved in July 1995 was 2,218, a minor decrease on the figure recorded for June 1995 and was 23 per cent lower than for July 1994 (2,880).
- In original terms the number of dwelling units approved in July 1995 (2,052) was 12 per cent lower than in June 1995 and 25 per cent lower than the figure recorded in July 1994 (2,743).
- The value of non-residential buildings approved, at current prices, for the twelve months ending 31 July 1995 was \$2,026m, a decrease of 19 per cent when compared to the corresponding figure for the twelve months ending 31 July 1994 (\$2,493m).

NUMBER OF DWELLING UNITS APPROVED
TREND ESTIMATES



NUMBER OF DWELLING UNITS APPROVED
ORIGINAL



INQUIRIES

For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Vaughn Moore on Melbourne (03) 9615 7000; or any ABS State office.

For information about other ABS statistics and services contact Information Services on Melbourne (03) 9615 7000; or any ABS State office.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months February 1995 to July 1995.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates will tend to be larger with greater volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 19 and 20 of the Explanatory Notes for a more detailed explanation.

To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates that would result if the movements in the seasonally adjusted estimates for next month (August 1995) 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 August 1995, the trend estimate for that month would be 1,831, a movement of 0.7 per cent. The monthly movements in the trend estimates for May, June and July 1995, which are currently estimated to be -1.5, -0.9 and -0.5 per cent respectively, would be revised to -0.8, -0.1 and 0.3 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in August 1995 would produce a trend estimate for that month of 1,757, a movement of -0.7 per cent, with the movements in the trend estimates for May, June and July 1995, being revised to -1.4, -1.2 and -1.0 per cent respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1995 seasonally adjusted estimate			
			is up 5% on July 1995		is down 5% on July 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1995</i>						
February	1,947	-4.5	1,942	-4.8	1,945	-4.6
March	1,879	-3.5	1,870	-3.7	1,876	-3.5
April	1,834	-2.4	1,830	-2.1	1,833	-2.3
May	1,806	-1.5	1,816	-0.8	1,808	-1.4
June	1,791	-0.9	1,813	-0.1	1,787	-1.2
July	1,781	-0.5	1,819	0.3	1,770	-1.0
August	n.y.a.	n.y.a.	1,831	0.7	1,757	-0.7

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1995 seasonally adjusted estimate			
			is up 7% on July 1995		is down 7% on July 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1995</i>						
February	2,419	-4.0	2,416	-4.1	2,422	-3.9
March	2,353	-2.7	2,349	-2.8	2,358	-2.6
April	2,314	-1.7	2,311	-1.6	2,316	-1.8
May	2,278	-1.0	2,282	-1.3	2,270	-2.0
June	2,238	-1.8	2,242	-1.8	2,201	-3.0
July	2,218	-0.9	2,203	-1.7	2,127	-3.4
August	n.y.a.	n.y.a.	2,143	-2.8	2,027	-4.7

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION (b)										
1992-93	17,104	723	17,827	1,845	163	2,008	6	18,955	886	19,841
1993-94	17,878	585	18,463	2,920	414	3,334	1,152	21,844	1,105	22,949
1994-95	17,816	307	18,123	3,100	581	3,681	1,330	22,240	894	23,134
<i>1994—</i>										
May	1,756	22	1,778	312	25	337	497	2,461	151	2,612
June	1,580	48	1,628	149	43	192	28	1,757	91	1,848
July	1,706	20	1,726	199	—	199	9	1,914	20	1,934
August	1,843	11	1,854	228	10	238	205	2,276	21	2,297
September	1,760	25	1,785	106	29	135	9	1,875	54	1,929
October	1,726	39	1,765	315	20	335	411	2,452	59	2,511
November	1,834	48	1,882	239	86	325	68	2,141	134	2,275
December	1,336	18	1,354	524	44	568	12	1,872	62	1,934
<i>1995—</i>										
January	1,138	8	1,146	93	80	173	4	1,235	88	1,323
February	1,352	35	1,387	208	98	306	152	1,712	133	1,845
March	1,321	32	1,353	152	45	197	309	1,776	83	1,859
April	1,158	6	1,164	228	4	232	8	1,394	10	1,404
May	1,325	25	1,350	610	96	706	111	2,046	121	2,167
June	1,317	40	1,357	198	69	267	32	1,547	109	1,656
July	1,355	21	1,376	48	71	119	11	1,414	92	1,506
VICTORIA										
1992-93	25,969	1,189	27,158	2,186	227	2,413	12	28,167	1,416	29,583
1993-94	27,227	830	28,057	3,109	584	3,693	1,167	31,396	1,521	32,917
1994-95	25,284	601	25,885	3,225	808	4,033	1,347	29,849	1,416	31,265
<i>1994—</i>										
May	2,610	39	2,649	331	49	380	498	3,335	192	3,527
June	2,442	52	2,494	162	49	211	29	2,633	101	2,734
July	2,465	48	2,513	219	—	219	11	2,695	48	2,743
August	2,716	37	2,753	243	45	288	205	3,164	82	3,246
September	2,477	49	2,526	120	73	193	13	2,610	122	2,732
October	2,393	46	2,439	315	22	337	413	3,121	68	3,189
November	2,591	81	2,672	273	86	359	70	2,934	167	3,101
December	1,861	63	1,924	528	59	587	14	2,403	122	2,525
<i>1995—</i>										
January	1,573	23	1,596	97	90	187	4	1,674	113	1,787
February	1,861	37	1,898	216	146	362	153	2,230	183	2,413
March	1,954	43	1,997	158	71	229	312	2,417	121	2,538
April	1,585	37	1,622	240	13	253	8	1,833	50	1,883
May	1,902	58	1,960	614	96	710	112	2,628	154	2,782
June	1,906	79	1,985	202	107	309	32	2,140	186	2,326
July	1,829	32	1,861	50	130	180	11	1,890	162	2,052

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes. (b) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onward. For further details please refer to paragraphs 27 to 29 of the explanatory notes.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
MELBOURNE STATISTICAL DIVISION (a)														
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
1994-95	1,732.4	23.5	1,755.9	380.7	46.4	427.0	2,113.1	69.8	2,182.9	571.9	1,072.3	1,655.8	3,749.0	4,410.6
1994—														
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
December	129.6	1.6	131.2	110.2	4.4	114.6	239.9	5.9	245.8	27.6	54.7	72.3	322.1	345.6
1995—														
January	108.7	0.6	109.3	8.9	7.2	16.1	117.6	7.8	125.4	26.7	93.1	124.9	237.0	277.0
February	129.8	3.7	133.5	19.7	5.4	25.1	149.5	9.1	158.6	45.9	149.8	218.2	345.1	422.7
March	123.8	3.3	127.1	11.6	4.4	16.1	135.4	7.7	143.1	70.1	85.0	106.0	289.2	319.2
April	114.1	0.6	114.7	20.9	0.2	21.1	135.0	0.8	135.8	30.2	59.7	91.2	223.9	257.2
May	135.0	1.6	136.6	91.4	10.8	102.2	226.4	12.3	238.8	51.5	118.1	188.8	392.0	479.1
June	132.6	3.0	135.6	15.2	3.9	19.1	147.8	6.9	154.7	41.1	84.4	156.1	271.9	351.9
July	130.5	1.3	131.8	5.7	4.8	10.5	136.2	6.1	142.3	32.8	80.9	94.7	249.0	269.7
VICTORIA														
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
1994-95	2,383.4	41.9	2,425.3	388.8	59.9	448.7	2,772.2	101.8	2,874.0	685.1	1,274.7	1,975.2	4,717.5	5,534.3
1994—														
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
December	178.2	4.3	182.5	110.5	5.3	115.8	288.7	9.6	298.3	34.6	64.1	89.2	387.3	422.0
1995—														
January	147.1	1.6	148.7	9.0	7.7	16.7	156.2	9.3	165.4	33.4	105.7	152.7	294.7	351.5
February	175.5	3.9	179.3	20.3	8.3	28.6	195.8	12.2	208.0	54.5	160.0	237.6	410.3	500.1
March	179.0	4.1	183.1	11.9	6.0	17.9	191.0	10.0	201.0	80.8	105.4	132.1	375.9	413.9
April	151.1	2.4	153.6	22.5	0.8	23.3	173.6	3.2	176.8	40.4	76.6	118.6	286.6	335.9
May	188.4	3.5	191.9	91.6	10.8	102.3	280.0	14.3	294.2	62.7	153.9	231.0	491.1	587.9
June	184.6	6.0	190.5	15.4	6.7	22.1	200.0	12.6	212.6	50.8	104.0	181.4	352.4	444.8
July	173.8	2.3	176.1	5.7	7.4	13.2	179.6	9.7	189.3	41.0	111.7	131.4	330.8	361.8

(a) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onward. For further details please refer to paragraphs 27 to 29 of the explanatory notes.

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

Period	Number of dwelling units (c)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
<i>1994—r</i>						
May	2,404	2,468	3,021	3,139	255.6	87.9
June	2,323	2,445	2,617	2,701	248.5	50.5
July	2,420	2,479	2,623	2,753	245.9	47.3
August	2,454	2,560	2,885	3,045	254.6	74.2
September	2,368	2,398	2,562	2,675	248.5	48.7
October	2,307	2,375	2,992	3,115	253.2	86.5
November	2,396	2,408	2,707	2,842	253.2	52.6
December	2,064	2,132	2,548	2,787	328.9	37.4
<i>1995—r</i>						
January	1,992	1,943	2,080	2,088	188.4	41.3
February	1,955	1,954	2,374	2,516	219.4	57.5
March	1,863	1,888	2,364	2,442	191.0	76.3
April	1,871	1,929	2,117	2,169	210.9	46.9
May	1,683	1,780	2,274	2,401	258.3	55.3
June	1,860	1,940	2,179	2,336	216.2	51.1
July	1,814	1,878	1,819	2,033	186.1	44.8
TREND ESTIMATES						
<i>1994—r</i>						
May	2,389	2,456	2,735	2,848	251.4	48.1
June	2,392	2,474	2,741	2,854	249.5	49.0
July	2,401	2,487	2,760	2,880	249.9	50.3
August	2,404	2,483	2,775	2,904	253.4	50.7
September	2,384	2,449	2,762	2,900	258.3	49.8
October	2,329	2,376	2,714	2,856	261.2	48.5
November	2,247	2,275	2,631	2,770	258.2	48.0
December	2,146	2,160	2,522	2,649	249.0	48.9
<i>1995—r</i>						
January	2,039	2,047	2,409	2,520	237.1	51.2
February	1,947	1,961	2,321	2,419	226.1	53.9
March	1,879	1,908	2,259	2,353	218.5	55.8
April	1,834	1,882	2,212	2,314	214.9	56.1
May	1,806	1,871	2,158	2,279	213.7	54.8
June	1,791	1,868	2,095	2,238	211.8	52.7
July	1,781	1,872	2,043	2,218	215.2	49.8

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation. (b) Series have been revised due to annual re-analysis of seasonal adjustment factors. (c) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

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							
1992-93	2,208.9	2,278.6	200.2	2,478.7	520.4	1,344.8	1,775.1	4,307.5	4,774.3
1993-94	2,354.9	2,411.2	367.3	2,778.5	595.4	2,330.2	3,148.6	5,672.0	6,522.5
1994-95	2,220.1	2,259.0	544.7	2,803.7	637.9	1,567.4	2,428.3	4,964.0	5,869.9
1994—									
Mar. qtr.	569.0	576.1	111.7	687.8	127.1	448.9	746.2	1,237.8	1,561.1
June qtr.	631.8	644.3	91.2	735.5	179.3	1,029.5	1,172.0	1,944.6	2,086.9
Sept. qtr.	666.1	673.6	70.5	744.1	161.6	309.9	386.6	1,215.6	1,292.3
Dec. qtr.	602.9	614.4	219.6	834.0	177.1	393.7	752.4	1,399.9	1,763.5
1995—									
Mar. qtr.	465.4	474.2	76.6	550.8	156.5	455.3	641.0	1,147.4	1,348.3
June qtr.	485.7	496.8	177.9	674.7	142.7	408.4	648.3	1,201.1	1,465.8

(a) See paragraphs 21-26 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**

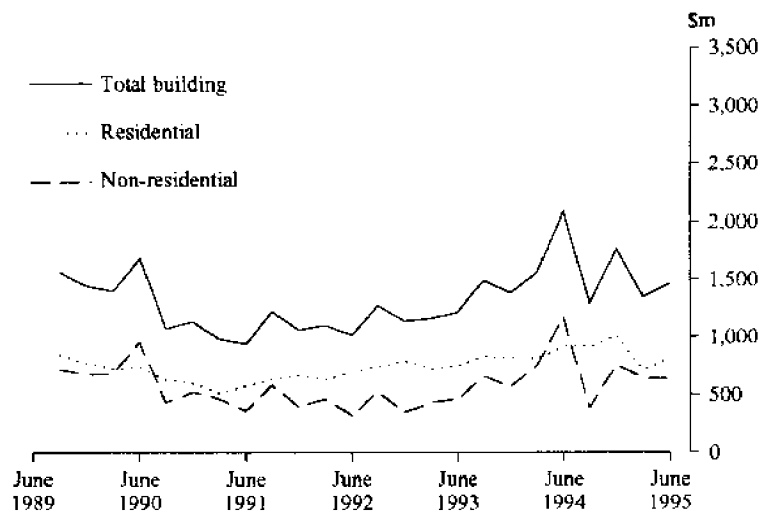


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA
(**\$ million**)

Class of building				1995			
	1992-93	1993-94	1994-95	April	May	June	July
PRIVATE SECTOR							
New houses	2,262.5	2,465.2	2,383.4	151.1	188.4	184.6	173.8
New other residential buildings	145.7	252.8	388.8	22.5	91.6	15.4	5.7
<i>Total new residential building</i>	<i>2,408.2</i>	<i>2,718.0</i>	<i>2,772.2</i>	<i>173.6</i>	<i>280.0</i>	<i>200.0</i>	<i>179.6</i>
Alterations and additions to residential buildings	532.5	614.4	670.6	36.5	57.2	48.4	39.5
Hotels, etc.	42.7	187.1	47.0	1.6	13.5	1.3	3.1
Shops	146.7	483.6	351.0	17.5	33.7	18.8	41.2
Factories	269.9	161.2	206.8	13.8	20.6	12.7	13.2
Offices	210.7	178.1	238.1	16.8	36.7	25.0	20.0
Other business premises	155.3	225.1	165.0	8.8	15.0	22.0	18.4
Educational	58.5	88.1	77.4	3.9	15.4	7.5	5.6
Religious	16.1	13.9	15.4	0.4	0.2	1.0	0.2
Health	80.3	119.8	49.2	2.4	3.7	4.5	5.4
Entertainment and recreational	36.5	308.7	81.9	5.3	10.0	7.9	3.4
Miscellaneous	49.7	87.9	42.9	6.0	5.2	3.3	1.2
<i>Total non-residential building</i>	<i>1,066.2</i>	<i>1,853.6</i>	<i>1,274.7</i>	<i>76.6</i>	<i>153.9</i>	<i>104.0</i>	<i>111.7</i>
Total	4,006.9	5,186.0	4,717.5	286.6	491.1	352.4	330.8
PUBLIC SECTOR							
New houses	71.4	58.8	41.9	2.4	3.5	6.0	2.3
New other residential buildings	14.6	40.9	59.9	0.8	10.8	6.7	7.4
<i>Total new residential building</i>	<i>86.0</i>	<i>99.7</i>	<i>101.8</i>	<i>3.2</i>	<i>14.3</i>	<i>12.6</i>	<i>9.7</i>
Alterations and additions to residential buildings	0.5	9.1	14.4	4.0	5.5	2.3	1.5
Hotels, etc.	4.3	1.3	1.1	0.2	—	—	0.1
Shops	8.4	3.4	7.7	—	0.7	0.5	0.2
Factories	2.2	45.0	12.4	—	0.2	0.1	0.2
Offices	48.8	56.2	123.1	16.5	19.8	15.8	1.7
Other business premises	13.8	141.7	53.3	0.2	0.7	1.7	2.5
Educational	97.0	119.6	226.3	15.2	16.2	23.5	9.5
Religious	—	—	—	—	—	—	—
Health	40.9	182.9	71.8	6.5	13.6	8.6	2.2
Entertainment and recreational	61.8	69.5	148.6	0.1	3.0	7.9	1.9
Miscellaneous	62.7	29.5	56.2	3.3	22.8	19.4	1.5
<i>Total non-residential building</i>	<i>340.0</i>	<i>649.1</i>	<i>700.5</i>	<i>42.0</i>	<i>77.0</i>	<i>77.4</i>	<i>19.8</i>
Total	426.5	757.9	816.7	49.3	96.8	92.4	31.0
TOTAL							
New houses	2,333.8	2,524.0	2,425.3	153.6	191.9	190.5	176.1
New other residential buildings	160.3	293.7	448.7	23.3	102.3	22.1	13.2
<i>Total new residential building</i>	<i>2,494.1</i>	<i>2,817.7</i>	<i>2,874.0</i>	<i>176.8</i>	<i>294.2</i>	<i>212.6</i>	<i>189.3</i>
Alterations and additions to residential buildings	533.0	623.5	685.1	40.4	62.7	50.8	41.0
Hotels, etc.	47.0	188.4	48.1	1.8	13.5	1.3	3.1
Shops	155.1	487.1	358.8	17.5	34.4	19.3	41.4
Factories	272.1	206.2	219.2	13.8	20.7	12.8	13.4
Offices	259.5	234.3	361.2	33.3	56.5	40.8	21.7
Other business premises	169.1	366.8	218.3	9.0	15.7	23.7	20.9
Educational	155.5	207.7	303.7	19.1	31.6	31.1	15.1
Religious	16.1	13.9	15.4	0.4	0.2	1.0	0.2
Health	121.2	302.7	121.0	9.0	17.3	13.1	7.6
Entertainment and recreational	98.3	378.2	230.4	5.4	13.0	15.8	5.3
Miscellaneous	112.4	117.4	99.0	9.3	28.0	22.6	2.7
<i>Total non-residential building</i>	<i>1,406.3</i>	<i>2,502.7</i>	<i>1,975.2</i>	<i>118.6</i>	<i>231.0</i>	<i>181.4</i>	<i>131.4</i>
Total	4,433.4	5,943.9	5,534.3	335.9	587.9	444.8	361.8

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.												
1995 May	3	0.3	3	0.9	—	—	2	4.0	1	8.3	9	13.5
June	5	0.3	1	0.3	1	0.7	—	—	—	—	7	1.3
July	5	0.4	1	0.4	1	0.7	1	1.7	—	—	8	3.1
SHOPS												
1995 May	61	5.3	13	4.5	5	3.1	5	10.5	2	11.1	86	34.4
June	55	5.1	11	2.9	4	2.5	2	2.8	1	6.0	73	19.3
July	81	6.5	10	3.1	2	1.1	2	7.1	2	23.5	97	41.4
FACTORIES												
1995 May	37	3.3	24	7.7	4	2.6	5	7.2	—	—	70	20.7
June	22	2.3	17	4.6	3	2.3	3	3.7	—	—	45	12.8
July	27	2.8	11	3.4	3	2.1	2	5.1	—	—	43	13.4
OFFICES												
1995 May	50	4.7	18	5.4	6	4.2	12	16.7	2	25.5	88	56.5
June	38	4.0	12	2.7	8	5.6	5	8.1	2	20.4	65	40.8
July	52	5.0	16	4.9	5	3.1	5	8.7	—	—	78	21.7
OTHER BUSINESS PREMISES												
1995 May	24	2.6	11	3.0	3	2.1	5	8.1	—	—	43	15.7
June	24	2.3	10	3.0	4	2.2	5	8.1	1	8.0	44	23.7
July	23	2.4	11	3.1	4	2.9	7	12.5	—	—	45	20.9
EDUCATIONAL												
1995 May	11	1.0	8	2.3	3	1.9	3	8.6	2	17.8	27	31.6
June	16	1.4	6	2.0	2	1.4	7	17.3	1	8.9	32	31.1
July	11	1.1	5	1.5	5	3.2	4	9.4	—	—	25	15.1
RELIGIOUS												
1995 May	2	0.2	—	—	—	—	—	—	—	—	2	0.2
June	5	0.6	2	0.4	—	—	—	—	—	—	7	1.0
July	2	0.2	—	—	—	—	—	—	—	—	2	0.2
HEALTH												
1995 May	4	0.5	2	0.6	2	1.4	1	1.8	1	13.0	10	17.3
June	6	0.7	1	0.2	1	0.9	4	6.3	1	5.0	13	13.1
July	3	0.3	4	1.0	2	1.4	3	5.0	—	—	12	7.6
ENTERTAINMENT AND RECREATIONAL												
1995 May	21	1.9	2	0.7	3	2.1	1	2.2	1	6.1	28	13.0
June	16	1.5	3	0.9	1	0.8	7	12.7	—	—	27	15.8
July	11	1.1	4	1.0	5	3.3	—	—	—	—	20	5.3
MISCELLANEOUS												
1995 May	12	1.3	5	1.3	2	1.1	3	4.3	1	20.0	23	28.0
June	13	1.2	2	0.7	1	0.9	2	2.9	1	16.9	19	22.6
July	13	1.1	4	1.0	1	0.6	—	—	—	—	18	2.7
TOTAL NON-RESIDENTIAL BUILDING												
1995 May	225	21.0	86	26.5	28	18.4	37	63.2	10	101.8	386	231.0
June	200	19.4	65	17.7	25	17.3	35	61.8	7	65.2	332	181.4
July	228	20.8	66	19.3	28	18.4	24	49.5	2	23.5	348	131.4

**TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS, JULY 1995**

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
MELBOURNE STATISTICAL DIVISION (b)						
Houses —						
Brick, stone or concrete	3	509	—	—	3	509
Brick-veneer	928	87,806	17	1,015	945	88,822
Timber	34	3,007	—	—	34	3,007
Fibre cement	—	—	—	—	—	—
Steel, aluminium or other materials	2	254	—	—	2	254
Not stated	388	38,933	4	281	392	39,215
Total houses	1,355	130,510	21	1,297	1,376	131,807
<i>Other residential buildings</i>	<i>48</i>	<i>5,688</i>	<i>71</i>	<i>4,773</i>	<i>119</i>	<i>10,461</i>
Total residential buildings	1,403	136,198	92	6,069	1,495	142,267
REST OF VICTORIA (b)						
Houses —						
Brick, stone or concrete	4	240	—	—	4	240
Brick-veneer	294	28,110	9	850	303	28,960
Timber	31	1,799	—	—	31	1,799
Fibre cement	10	584	—	—	10	584
Steel, aluminium or other materials	8	713	—	—	8	713
Not stated	127	11,879	2	127	129	12,006
Total houses	474	43,326	11	977	485	44,303
<i>Other residential buildings</i>	<i>2</i>	<i>47</i>	<i>59</i>	<i>2,666</i>	<i>61</i>	<i>2,713</i>
Total residential buildings	476	43,373	70	3,643	546	47,016
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	7	749	—	—	7	749
Brick-veneer	1,222	115,917	26	1,865	1,248	117,782
Timber	65	4,807	—	—	65	4,807
Fibre cement	10	584	—	—	10	584
Steel, aluminium or other materials	10	967	—	—	10	967
Not stated	515	50,812	6	408	521	51,221
Total houses	1,829	173,836	32	2,274	1,861	176,110
<i>Other residential buildings</i>	<i>50</i>	<i>5,735</i>	<i>130</i>	<i>7,438</i>	<i>180</i>	<i>13,173</i>
Total residential buildings	1,879	179,571	162	9,712	2,041	189,283

(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 27 to 29 of the explanatory notes.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1995

Statistical local area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
MELBOURNE STATISTICAL DIVISION										
Banyule (C)										
Heidelberg	46	—	4,357	—	—	—	488	550	550	5,395
North	9	—	771	—	—	—	50	55	55	876
Total	55	—	5,128	—	—	—	538	605	605	6,271
Bayside (C)										
Brighton	14	—	1,878	—	—	—	1,397	—	—	3,275
South	13	3	1,813	27	5	4,457	863	380	380	7,513
Total	27	3	3,692	27	5	4,457	2,260	380	380	10,788
Boroondara (C)										
Camberwell North	18	—	2,532	—	—	—	1,599	50	50	4,181
Camberwell South	17	—	2,004	3	—	200	1,761	200	200	4,165
Hawthorn	1	—	310	—	—	—	1,077	3,567	3,567	4,954
Kew	23	—	3,090	—	—	—	682	—	—	3,772
Total	59	—	7,936	3	—	200	5,119	3,817	3,817	17,072
Brimbank (C)										
Keilor	61	—	6,227	—	—	—	313	2,026	2,026	8,567
Sunshine	6	—	506	3	—	160	339	280	430	1,435
Total	67	—	6,734	3	—	160	653	2,306	2,456	10,002
Cardinia (S)										
Pakenham	19	—	1,804	—	—	—	411	—	—	2,215
South	2	—	240	—	—	—	10	—	—	250
Total	21	—	2,044	—	—	—	421	—	—	2,465
Casey (C)										
Berwick	140	1	13,007	—	—	—	458	969	969	14,434
South	45	—	3,191	—	—	—	245	910	910	4,346
Total	185	1	16,198	—	—	—	703	1,879	1,879	18,779
Darebin (C)										
Northcote	6	—	460	—	—	—	517	—	—	977
Preston	14	—	1,192	—	—	—	366	1,800	6,420	7,978
Total	20	—	1,652	—	—	—	883	1,800	6,420	8,955
Frankston (C)										
East	30	—	2,380	—	—	—	277	208	208	2,865
West	24	11	2,564	—	—	—	424	1,857	1,857	4,845
Total	54	11	4,944	—	—	—	701	2,065	2,065	7,710
Glen Eira (C)										
Caulfield	38	—	3,400	—	—	—	1,362	254	254	5,016
South	19	—	1,508	—	—	—	499	—	—	2,007
Total	57	—	4,908	—	—	—	1,861	254	254	7,023
Greater Dandenong (C)										
Dandenong	2	—	185	—	—	—	57	6,097	6,150	6,392
Balance	6	—	467	—	—	—	125	815	1,077	1,668
Total	8	—	652	—	—	—	182	6,912	7,227	8,060
Hobsons Bay (C)										
Altona	31	—	2,313	—	—	—	332	7,273	7,273	9,918
Williamstown	14	—	1,892	—	—	—	332	630	630	2,854
Total	45	—	4,204	—	—	—	664	7,903	7,903	12,772
Hume (C)										
Broadmeadows	9	—	565	—	—	—	348	1,882	4,122	5,035
Craigieburn	30	—	3,109	—	—	—	111	70	70	3,290
Sunbury	11	—	1,290	—	—	—	137	1,030	1,030	2,457
Total	50	—	4,964	—	—	—	596	2,982	5,222	10,782
Kingston (C)										
North	50	2	3,661	9	—	728	867	3,552	3,692	8,949
South	23	—	2,313	—	—	—	168	220	220	2,701
Total	73	2	5,974	9	—	728	1,035	3,772	3,912	11,650
Knox (C)	47	—	5,318	—	—	—	740	290	1,972	8,029
Manningham (C)	31	—	4,583	—	20	1,080	807	330	595	7,065
Maribyrnong (C)	9	—	786	—	—	—	177	3,072	3,072	4,035

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1995—continued

Statistical local area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION — continued										
Maroondah (C)										
Croydon	34	—	3,034	—	—	—	322	780	780	4,136
Ringwood	6	—	618	—	5	314	243	687	687	1,862
Total	40	—	3,651	—	5	314	565	1,467	1,467	5,998
Melbourne (C)										
Inner	—	—	—	—	—	—	—	6,676	6,836	6,836
Remainder	2	—	190	2	—	200	85	1,265	2,673	3,148
Total	2	—	190	2	—	200	85	7,941	9,509	9,984
Melton (S)										
East	7	—	739	—	—	—	—	—	—	739
Balance	19	—	1,735	—	—	—	314	100	100	2,149
Total	26	—	2,474	—	—	—	314	100	100	2,888
Monash (C)										
South-West	8	—	510	—	4	286	175	—	265	1,236
Waverley East	29	—	2,441	—	—	—	272	2,061	2,061	4,775
Waverley West	24	—	2,444	—	10	492	761	7,654	7,809	11,506
Total	61	—	5,396	—	14	778	1,208	9,715	10,135	17,517
Moonee Valley (C)										
Essendon	5	—	280	—	—	—	324	—	—	604
West	14	—	834	—	—	—	327	680	680	1,841
Total	19	—	1,114	—	—	—	651	680	680	2,445
Moreland (C)										
Brunswick	8	—	868	—	—	—	173	—	—	1,041
Coburg	6	—	616	—	—	—	325	70	70	1,011
North	3	—	334	—	—	—	73	—	—	406
Total	17	—	1,818	—	—	—	570	70	70	2,458
Mornington Peninsula (S)										
East	14	—	1,314	—	—	—	108	294	383	1,805
South	43	—	4,018	—	—	—	1,485	2,400	2,400	7,902
West	40	3	4,520	—	—	—	1,128	—	—	5,648
Total	97	3	9,852	—	—	—	2,721	2,694	2,783	15,355
Nillumbik (S)										
South-West	2	—	270	—	—	—	75	—	—	345
Balance	13	—	1,702	—	—	—	241	—	—	1,943
Total	15	—	1,972	—	—	—	316	—	—	2,288
Port Phillip (C)										
St Kilda	1	—	133	—	—	—	519	590	590	1,242
West	2	—	145	—	—	—	705	800	928	1,778
Total	3	—	278	—	—	—	1,225	1,390	1,518	3,021
Stonnington (C)										
Prahan	12	—	2,161	—	13	1,358	247	—	—	3,765
Malvern	5	—	679	—	—	—	2,074	1,760	1,760	4,513
Total	17	—	2,840	—	13	1,358	2,321	1,760	1,760	8,278
Whitehorse (C)										
Box Hill	44	—	2,541	—	—	—	1,281	2,020	2,020	5,842
Nunawading East	7	—	797	—	—	—	157	200	720	1,673
Nunawading West	17	—	1,572	—	—	—	387	—	—	1,958
Total	68	—	4,909	—	—	—	1,824	2,220	2,740	9,473
Whittlesea (C)	57	1	5,901	—	—	—	352	4,360	4,360	10,613
Wyndham (C)	69	—	6,408	—	—	—	375	5,977	7,389	14,172
Yarra (C)										
North	5	—	537	—	14	785	1,086	850	850	3,258
Richmond	8	—	861	4	—	400	802	2,078	2,266	4,329
Total	13	—	1,398	4	14	1,185	1,888	2,928	3,116	7,587
Yarra Ranges (S) — Pt A (d)										
Central	2	—	108	—	—	—	95	—	—	203
North	3	—	277	—	—	—	96	—	—	373
South-West	38	—	3,504	—	—	—	844	1,272	1,272	5,620
Total	43	—	3,890	—	—	—	1,035	1,272	1,272	6,196
Melbourne (SD)	1,355	21	131,807	48	71	10,461	32,787	80,942	94,679	269,734

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1995—continued

Statistical local area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
BARWON STATISTICAL DIVISION										
Colac-Otway (S)										
Colac	---	---	---	---	---	---	50	---	482	532
North	---	---	---	---	---	---	---	---	---	---
South	1	---	75	---	---	---	20	---	---	95
Total	1	---	75	---	---	---	70	---	482	627
Golden Plains (S)										
North-West	1	---	100	---	---	---	---	---	---	100
South-East	1	---	120	---	---	---	---	---	---	120
Total	2	---	220	---	---	---	---	---	---	220
Greater Geelong (C)										
Part A										
Bellarine — Inner	6	---	508	---	---	---	---	---	---	508
Corio — Inner	15	---	1,329	---	---	---	273	468	468	2,070
Geelong	1	---	60	---	---	---	32	150	150	242
Geelong West	---	---	---	---	---	---	172	847	847	1,019
Newtown	1	---	121	---	---	---	362	---	---	483
South Barwon — Inner	24	---	2,665	---	---	---	251	350	350	3,266
Part B	14	---	1,442	---	---	---	160	---	---	1,602
Part C	---	---	---	---	---	---	---	---	---	---
Total	61	---	6,126	---	---	---	1,250	1,815	1,815	9,191
Queenscliffe (B)	---	---	---	---	---	---	13	---	---	13
Surf Coast (S)										
East	18	---	2,036	---	---	---	83	---	350	2,468
West	8	---	993	---	---	---	---	---	---	993
Total	26	---	3,028	---	---	---	83	---	350	3,461
Barwon (SD)	90	---	9,449	---	---	---	1,415	1,815	2,647	13,512
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S)										
North	---	---	---	---	---	---	67	---	1,110	1,177
South	4	---	248	---	---	---	54	72	72	374
Total	4	---	248	---	---	---	121	72	1,182	1,551
Gleneilg (S)										
Heywood	1	---	135	---	---	---	35	50	50	220
North	---	---	---	---	---	---	---	---	---	---
Portland	3	---	278	---	---	---	---	800	800	1,078
Total	4	---	413	---	---	---	35	850	850	1,298
Moyne (S)										
North-East	---	---	---	---	---	---	20	---	---	20
South-West	4	---	336	---	---	---	35	---	---	371
Balance	1	---	70	---	---	---	128	---	---	198
Total	5	---	406	---	---	---	183	---	---	589
Southern Grampians (S)										
Hamilton	---	---	---	---	---	---	30	70	70	100
Wannon	---	---	---	---	---	---	---	---	---	---
Balance	---	---	---	---	---	---	108	---	---	108
Total	---	---	---	---	---	---	138	70	70	208
Warrnambool (C)	10	4	1,227	---	27	1,100	217	2,447	2,557	5,101
Lady Julia Percy Island	---	---	---	---	---	---	---	---	---	---
Western District (SD)	23	4	2,295	---	27	1,100	694	3,439	4,659	8,747

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1995 - continued

Statistical local area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)		Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	—	—	—	—	—	—	87	—	—	87
Ballarat (C)										
Central	10	—	790	—	—	—	154	937	1,042	1,986
Inner North	8	—	845	—	—	—	60	—	—	905
North	—	—	—	—	—	—	—	—	—	—
South	3	—	293	—	—	—	33	—	—	326
Total	21	—	1,928	—	—	—	247	937	1,042	3,217
Hepburn (S)										
East	1	—	85	—	—	—	122	80	227	434
West	1	—	34	—	—	—	17	—	—	51
Total	2	—	119	—	—	—	139	80	227	485
Moorabool (S)										
Bacchus Marsh	10	—	1,036	—	—	—	89	—	—	1,124
Ballan	1	—	57	—	—	—	20	—	—	77
West	1	—	60	—	—	—	20	—	—	80
Total	12	—	1,153	—	—	—	129	—	—	1,281
Pyrenees (S)	4	—	364	—	—	—	55	—	—	419
Central Highlands (SD)	39	—	3,564	—	—	—	657	1,017	1,269	5,489
WIMMERA STATISTICAL DIVISION										
Hindmarsh (S)	—	—	—	—	—	—	—	50	50	50
Horsham (RC)										
Central	6	—	569	—	—	—	38	137	137	744
Balance	1	—	146	—	—	—	—	—	—	146
Total	7	—	715	—	—	—	38	137	137	890
Northern Grampians (S)										
St Arnaud	1	—	123	—	—	—	—	—	—	123
Stawell	1	—	60	—	—	—	49	200	200	309
Total	2	—	183	—	—	—	49	200	200	432
West Wimmera (S)	—	—	—	—	—	—	—	—	—	—
Yarriambiack (S)										
North	—	—	—	—	—	—	—	—	—	—
South	1	—	120	—	—	—	14	—	—	134
Total	1	—	120	—	—	—	14	—	—	134
Wimmera (SD)	10	—	1,019	—	—	—	101	387	387	1,506
MALLEE STATISTICAL DIVISION										
Buloke (S)										
North	1	—	105	—	—	—	—	—	—	105
South	—	—	—	—	—	—	—	—	—	—
Total	1	—	105	—	—	—	—	—	—	105
Gannawarra (S)	1	—	140	—	—	—	44	—	—	184
Mildura (RC)										
Pt A	11	—	776	—	—	—	107	1,562	1,562	2,445
Pt B	2	—	165	—	—	—	—	—	—	165
Total	13	—	941	—	—	—	107	1,562	1,562	2,610
Swan Hill (RC)										
Central	7	—	500	—	—	—	99	78	308	907
Balance	—	—	—	—	—	—	445	—	—	445
Total	7	—	500	—	—	—	544	78	308	1,352
Mallee (SD)	22	—	1,686	—	—	—	695	1,640	1,870	4,251

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1995—continued

Statistical local area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
LODDON STATISTICAL DIVISION										
Central Goldfields (S)										
Maryborough	—	—	—	—	—	—	18	—	—	18
Balance	1	—	38	2	—	47	48	—	—	133
Total	1	—	38	2	—	47	66	—	—	151
Greater Bendigo (C)										
Part A										
Eaglehawk	10	—	782	—	—	—	225	17,070	17,070	18,077
Central	15	—	1,139	—	—	—	122	90	90	1,352
Huntly — Inner	6	—	437	—	—	—	64	—	—	501
Marong — Inner	13	—	1,016	—	—	—	19	50	50	1,085
Strathfieldsaye — Inner	18	—	1,846	—	—	—	55	—	—	1,900
Part B	12	—	1,050	—	—	—	145	—	—	1,196
Total	74	—	6,270	—	—	—	631	17,210	17,210	24,111
Loddon (S)										
North	—	—	—	—	—	—	85	—	—	85
South	2	—	126	—	—	—	10	—	—	136
Total	2	—	126	—	—	—	95	—	—	221
Macedon Ranges (S)										
Kyneton	3	—	261	—	—	—	88	65	65	414
Romsey	3	—	338	—	—	—	80	—	—	418
Balance	12	—	1,382	—	—	—	236	160	160	1,778
Total	18	—	1,982	—	—	—	403	225	225	2,610
Mount Alexander (S)										
Castlemaine	—	—	—	—	—	—	—	75	75	75
Balance	4	—	255	—	—	—	87	—	—	342
Total	4	—	255	—	—	—	87	75	75	417
Loddon-Campaspe (SD)	99	—	8,671	2	—	47	1,282	17,510	17,510	27,509
GOULBURN STATISTICAL DIVISION										
Campaspe (S)										
Echuca	6	—	482	—	—	—	34	—	—	516
Kyabram	3	—	239	—	—	—	58	—	—	297
Rochester	6	—	734	—	—	—	30	—	—	764
South	1	—	185	—	—	—	11	—	—	196
Total	16	—	1,640	—	—	—	133	—	—	1,773
Dejatite (S)										
Benafla	1	—	120	—	14	723	—	—	—	843
North	2	—	211	—	—	—	41	—	—	252
South	2	—	215	—	—	—	228	507	507	950
Total	5	—	546	—	14	723	269	507	507	2,045
Greater Shepparton (C)										
Part A	13	3	2,152	—	—	—	143	658	1,258	3,553
Part B										
East	1	—	39	—	—	—	150	—	—	189
West	5	—	489	—	—	—	—	423	423	912
Total	19	3	2,680	—	—	—	293	1,081	1,681	4,654
Mitchell (S)										
North	2	—	182	—	—	—	19	60	110	311
South	8	—	645	—	—	—	81	—	300	1,026
Total	10	—	827	—	—	—	100	60	410	1,337
Moirra (S)	12	—	1,054	—	14	656	363	440	440	2,513
Mumindindi (S)										
East	—	—	—	—	—	—	40	58	58	98
West	2	—	170	—	—	—	22	—	—	192
Total	2	—	170	—	—	—	63	58	58	290
Strathbogje (S)	2	—	120	—	—	—	55	—	—	175
Goulburn (SD)	66	3	7,038	—	28	1,379	1,274	2,145	3,095	12,786

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1995—continued

Statistical local area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	2	—	153	—	—	—	59	79	290	502
West	3	—	264	—	—	—	102	200	200	565
Total	5	—	417	—	—	—	161	279	490	1,067
Indigo (S)										
Part A	1	—	130	—	—	—	15	—	—	145
Part B	3	—	245	—	—	—	—	—	—	245
Total	4	—	375	—	—	—	15	—	—	390
Milawa (S)										
North	4	—	305	—	—	—	—	—	—	305
South	2	—	205	—	—	—	—	—	—	205
Wangaratta	4	—	335	—	—	—	73	110	110	518
Total	10	—	845	—	—	—	73	110	110	1,028
Towong (S)										
Part A	—	—	—	—	—	—	—	—	—	—
Part B	—	—	—	—	—	—	14	—	50	64
Total	—	—	—	—	—	—	14	—	50	64
Wodonga (RC)	13	—	1,246	—	4	187	121	70	145	1,698
Ovens-Murray (SD)	32	—	2,882	—	4	187	384	459	795	4,248
EAST GIPPSLAND STATISTICAL DIVISION										
East Gippsland (S)										
Bairnsdale	14	—	1,013	—	—	—	31	—	—	1,044
Orbost	5	—	405	—	—	—	119	—	—	524
South-West	—	—	—	—	—	—	—	—	—	—
Balance	—	—	—	—	—	—	—	—	—	—
Total	19	—	1,418	—	—	—	150	—	—	1,568
Wellington (S)										
Alberton	2	—	80	—	—	—	74	—	504	658
Avon	—	—	—	—	—	—	—	—	—	—
Maffra	2	—	165	—	—	—	134	250	400	699
Rosedale	7	—	601	—	—	—	18	1,081	1,081	1,700
Sale	5	—	360	—	—	—	37	—	540	937
Total	16	—	1,206	—	—	—	263	1,331	2,525	3,994
East Gippsland (SD)	35	—	2,624	—	—	—	413	1,331	2,525	5,562

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JULY 1995—continued

Statistical local area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)										
Phillip Island	16	—	1,182	—	—	—	214	160	160	1,556
Balance	7	—	442	—	—	—	86	90	90	617
Total	23	—	1,624	—	—	—	299	250	250	2,173
Baw Baw (S)										
Part A	—	—	—	—	—	—	—	—	—	—
Part B										
East	2	—	254	—	—	—	14	—	—	268
West	13	—	1,037	—	—	—	196	69	319	1,552
Total	15	—	1,292	—	—	—	209	69	319	1,820
La Trobe (S)										
Moe	2	4	487	—	—	—	347	—	750	1,584
Morwell	4	—	334	—	—	—	125	150	150	609
Traralgon	7	—	684	—	—	—	146	340	340	1,170
Balance	—	—	—	—	—	—	—	—	—	—
Total	13	4	1,505	—	—	—	618	490	1,240	3,363
South Gippsland (S)										
Central	4	—	427	—	—	—	127	141	141	695
East	1	—	70	—	—	—	38	—	—	108
West	2	—	158	—	—	—	43	50	50	251
Total	7	—	655	—	—	—	208	191	191	1,054
Yarra Ranges (S)—Pt B (d)	—	—	—	—	—	—	13	—	—	13
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	58	4	5,076	—	—	—	1,347	1,000	2,000	8,423
VICTORIA										
Victoria	1,829	32	176,110	50	130	13,173	41,048	111,685	131,436	361,767

(a) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 27 to 29 of the explanatory notes. (b) Excludes Conversions, etc. (c) Details relating to individual classes of building are available on request. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Three of these are included in the Melbourne Statistical Division and one is included in the Gippsland Statistical Division. Approvals data for these SLAs are shown in Table 8 under the relevant Statistical Divisions.

TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS (a), JULY 1995

Statistical local area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION										
Greater Geelong (C) —										
-- Bellarine — Inner	6	—	508	—	—	—	—	—	—	508
-- Corio — Inner	15	—	1,329	—	—	—	273	468	468	2,070
-- Geelong	1	—	60	—	—	—	32	150	150	242
-- Geelong West	—	—	—	—	—	—	172	847	847	1,019
-- Newtown	1	—	121	—	—	—	362	—	—	483
-- South Barwon — Inner	24	—	2,665	—	—	—	251	350	350	3,266
Greater Geelong City Part A (SSD)	47	—	4,684	—	—	—	1,090	1,815	1,815	7,589
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) —										
-- Central	10	—	790	—	—	—	154	937	1,042	1,986
-- Inner North	8	—	845	—	—	—	60	—	—	905
-- North	—	—	—	—	—	—	—	—	—	—
-- South	3	—	293	—	—	—	33	—	—	326
Ballarat City (SSD)	21	—	1,928	—	—	—	247	937	1,042	3,217
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) -- Pt A	11	—	776	—	—	—	107	1,562	1,562	2,445
Mildura Rural City Part A (SSD)	11	—	776	—	—	—	107	1,562	1,562	2,445
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
-- Eaglehawk	10	—	782	—	—	—	225	17,070	17,070	18,077
-- Central	15	—	1,139	—	—	—	122	90	90	1,352
-- Huntly -- Inner	6	—	437	—	—	—	64	—	—	501
-- Marong — Inner	13	—	1,016	—	—	—	19	50	50	1,085
-- Strathfieldsaye — Inner	18	—	1,846	—	—	—	55	—	—	1,900
Greater Bendigo City Part A (SSD)	62	—	5,220	—	—	—	486	17,210	17,210	22,915
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	13	3	2,152	—	—	—	143	658	1,258	3,553
Shepparton City Part A (SSD)	13	3	2,152	—	—	—	143	658	1,258	3,553
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) -- Pt A	1	—	130	—	—	—	15	—	—	145
Towong (S) — Pt A	—	—	—	—	—	—	—	—	—	—
Wodonga (RC)	13	—	1,246	—	4	187	121	70	145	1,698
Wodonga (SSD)	14	—	1,376	—	4	187	136	70	145	1,843
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
-- Moe	2	4	487	—	—	—	347	—	750	1,584
-- Morwell	4	—	334	—	—	—	125	150	150	609
-- Traralgon	7	—	684	—	—	—	146	340	340	1,170
-- Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	13	4	1,505	—	—	—	618	490	1,240	3,363

(a) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 27 to 29 of the explanatory notes. (b) Excludes Conversions, etc.
(c) Details relating to individual classes of building are available on request.

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION (a)
(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											
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
1994-95	27,930	314,547	180,794	326,322	186,075	231,103	10,880	84,398	208,521	85,198	1,655,767
1994 May	1,138	18,820	13,382	33,437	11,439	8,683	745	4,737	15,500	3,994	111,876
June	161,220	28,191	7,156	22,693	100,370	8,922	793	1,643	240,108	4,367	575,462
July	1,435	11,686	10,410	8,070	10,378	8,925	500	2,115	5,207	1,108	59,834
1995 May	3,329	27,212	12,405	53,645	12,874	29,544	70	14,245	8,710	26,762	188,796
June	430	16,118	9,128	37,317	18,963	25,996	877	10,307	15,032	21,933	156,102
July	2,958	20,513	10,855	18,076	18,455	13,991	237	5,305	2,634	1,654	94,679
BARWON STATISTICAL DIVISION											
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
1994-95	11,770	10,598	10,028	9,922	6,010	28,427	685	1,334	8,698	797	88,270
1994 May	—	865	150	1,416	585	612	—	407	—	2,056	6,091
June	480	728	2,650	720	335	100	149	134	460	125	5,882
July	250	325	50	443	135	2,075	—	—	—	—	3,278
1995 May	9,600	1,620	1,695	1,833	1,344	114	—	—	2,285	—	18,491
June	—	1,906	1,940	570	1,012	1,663	—	120	90	—	7,301
July	50	430	145	1,404	436	—	—	72	110	—	2,647
WESTERN DISTRICT STATISTICAL DIVISION											
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
1994-95	100	2,313	3,908	2,075	1,558	2,609	1,000	2,350	2,632	105	18,651
1994 May	56	—	110	126	333	461	500	—	—	920	2,507
June	200	235	1,218	—	318	—	—	—	—	—	1,971
July	—	50	510	410	210	—	1,000	—	—	105	2,285
1995 May	—	235	123	—	435	—	—	—	50	—	843
June	—	147	—	590	350	66	—	—	90	—	1,243
July	—	2,437	130	—	72	800	—	1,110	110	—	4,659
CENTRAL HIGHLANDS STATISTICAL DIVISION											
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
1994-95	4,270	4,679	4,417	7,917	2,273	8,054	410	897	1,065	2,658	36,640
1994 May	60	260	67	—	350	102	247	—	50	130	1,266
June	—	760	1,227	80	560	—	—	—	190	—	2,817
July	—	1,236	120	—	—	2,902	—	—	—	114	4,372
1995 May	210	65	564	100	—	—	—	897	—	50	1,887
June	60	454	500	—	2,024	—	—	—	265	364	3,667
July	—	145	—	527	265	—	—	147	185	—	1,269

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
WIMMERA STATISTICAL DIVISION											
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
1994-95	65	490	1,004	216	610	3,437	283	17,786	305	860	25,057
1994 May	—	100	1,200	—	—	1,633	—	—	—	—	2,933
June	—	217	60	—	148	—	—	658	400	120	1,604
July	—	—	—	—	—	—	—	—	—	—	—
1995 May	—	120	426	—	150	—	—	—	—	500	1,196
June	—	—	—	—	100	—	—	2,084	—	90	2,274
July	—	50	65	105	—	—	—	—	85	82	387
MALLEE STATISTICAL DIVISION											
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
1994-95	845	1,365	735	1,245	1,123	6,215	—	774	80	86	12,468
1994 May	—	—	—	—	350	—	—	955	171	350	1,826
June	83	340	—	—	238	300	—	—	—	—	961
July	250	252	60	200	—	300	—	—	—	—	1,062
1995 May	—	513	—	367	—	300	—	300	—	86	1,566
June	—	120	—	70	163	597	—	—	—	—	950
July	—	80	—	368	962	—	—	230	230	—	1,870
LODDON STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	—	17,000	65	185	260	—	—	—	—	—	17,510
GOULBURN STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	—	90	908	398	238	55	—	—	507	900	3,095

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
OVENS MURRAY STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	50	70	—	214	200	261	—	—	—	—	795
EAST GIPPSLAND STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	—	250	1,231	—	—	—	—	504	540	—	2,525
GIPPSLAND STATISTICAL DIVISION											
1992-93	2,101	—	2,996	4,529	2,211	3,583	1,619	682	7,290	580	30,658
1993-94	2,299	—	3,248	14,498	3,584	8,213	154	1,713	1,852	912	40,639
1994-95	1,412	—	6,871	5,081	4,511	3,630	152	284	2,495	3,146	37,337
1994 May	1,122	—	438	907	565	2,214	—	732	110	176	6,631
June	—	—	455	160	500	1,626	—	184	665	110	3,700
July	—	—	—	170	575	689	—	—	150	—	1,982
1995 May	75	—	2,920	298	60	678	—	—	1,145	—	5,626
June	700	—	728	152	—	70	—	180	81	—	2,261
July	50	—	—	430	—	—	—	250	910	69	2,000
TOTAL VICTORIA											
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
1994-95	48,126	358,756	219,224	361,187	218,315	303,732	15,351	121,046	230,444	99,015	1,975,197
1994 May	2,563	27,807	17,852	37,702	14,097	14,300	1,492	8,649	17,926	8,748	151,136
June	162,707	35,975	14,430	27,427	103,869	12,605	1,051	2,619	242,614	5,422	608,719
July	1,935	14,813	11,848	9,748	15,766	15,234	1,570	2,560	5,557	1,597	80,629
1995 May	13,464	34,442	20,734	56,495	15,704	31,594	170	17,320	13,020	28,007	230,951
June	1,325	19,265	12,831	40,773	23,682	31,061	997	13,062	15,803	22,625	181,425
July	3,108	41,356	13,399	21,707	20,888	15,107	237	7,618	5,311	2,705	131,436

(a) As a result of changes to Statistical Division boundaries, data for the periods prior to July 1995 are not directly comparable to data for the periods from July 1995 onward. The Statistical Divisions of Loddon (formerly Loddon-Campaspe), Goulburn, Ovens-Murray, and East Gippsland were significantly affected by the changes, but for the remaining Statistical Divisions the changes were relatively minor. For further details please refer to paragraphs 27 to 29 of the explanatory notes.

**TABLE 11. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION (b)
JULY 1995**

Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Melbourne	1,376	88	4	92	—	27	—	27	119	1,495
Barwon	90	—	—	—	—	—	—	—	—	90
Western District	27	27	—	27	—	—	—	—	27	54
Central Highlands	39	—	—	—	—	—	—	—	—	39
Wimmera	10	—	—	—	—	—	—	—	—	10
Mallee	22	—	—	—	—	—	—	—	—	22
Loddon	99	2	—	2	—	—	—	—	2	101
Goulburn	69	28	—	28	—	—	—	—	28	97
Ovens-Murray	32	4	—	4	—	—	—	—	4	36
East Gippsland	21	—	—	—	—	—	—	—	—	21
Gippsland	62	—	—	—	—	—	—	—	—	62
Victoria	1,861	149	4	153	—	27	—	27	180	2,041
VALUE (\$'000)										
Melbourne	131,807	6,061	400	6,461	—	4,000	—	4,000	10,461	142,267
Barwon	9,449	—	—	—	—	—	—	—	—	9,449
Western District	2,295	1,100	—	1,100	—	—	—	—	1,100	3,395
Central Highlands	3,564	—	—	—	—	—	—	—	—	3,564
Wimmera	1,019	—	—	—	—	—	—	—	—	1,019
Mallee	1,686	—	—	—	—	—	—	—	—	1,686
Loddon	8,671	47	—	47	—	—	—	—	47	8,718
Goulburn	7,038	1,379	—	1,379	—	—	—	—	1,379	8,417
Ovens-Murray	2,882	187	—	187	—	—	—	—	187	3,069
East Gippsland	1,498	—	—	—	—	—	—	—	—	1,498
Gippsland	5,076	—	—	—	—	—	—	—	—	5,076
Victoria	176,110	8,773	400	9,173	—	4,000	—	4,000	13,173	189,283

(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 27 to 29 of the explanatory notes.

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

Statistical division / subdivision (b)	1992-93	1993-94	1994-95	July 1995
Melbourne (SD)	2,918	3,021	2,672	190
Greater Geelong City Part A (SSD)	159	193	108	6
Barwon (SD)	202	275	164	6
Western District (SD)	51	43	56	1
Ballarat City (SSD) (c)	n.a.	n.a.	45	4
Central Highlands (SD)	96	43	58	5
Wimmera (SD)	27	17	20	—
Mildura Rural City Part A (SSD)	27	48	27	—
Mallee (SD)	31	75	49	—
Greater Bendigo City Part A (SSD)	114	100	54	6
Loddon (SD) (c)	n.a.	n.a.	n.a.	9
Greater Shepparton City Part A (SSD)	42	27	20	—
Goulburn (SD) (c)	n.a.	n.a.	n.a.	6
Wodonga (SSD) (c)	n.a.	n.a.	n.a.	1
Ovens-Murray (SD) (c)	n.a.	n.a.	n.a.	1
East Gippsland (SD) (c)	n.a.	n.a.	n.a.	—
Latrobe Valley (SSD) (c)	n.a.	n.a.	n.a.	6
Gippsland (SD)	59	86	76	6
Victoria	3,755	3,858	3,382	224

(a) Refer to paragraph 8 of the explanatory notes. (b) As a result of changes to Statistical Division and Statistical Subdivision boundaries, data for periods prior to July 1995 are not directly comparable to data for periods from July 1995 onward. For further details please refer to paragraphs 27 to 29 of the explanatory notes. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered.

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

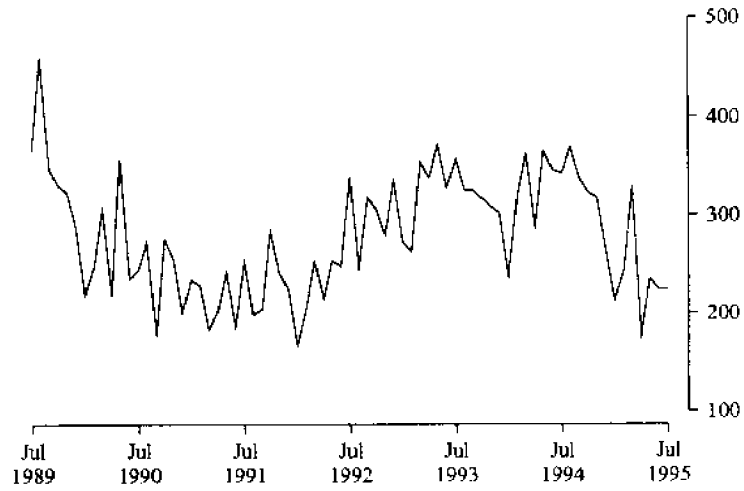
<i>Statistical local area (b) (c)</i>	<i>1992-93</i>	<i>1993-94</i>	<i>1994-95</i>	<i>July 1995</i>
Banyule (C)				
Heidelberg	n.a.	n.a.	n.a.	1
North	n.a.	n.a.	n.a.	2
Total	n.a.	n.a.	n.a.	3
Bayside (C)				
Brighton	39	62	87	3
South	n.a.	n.a.	n.a.	5
Total	n.a.	n.a.	n.a.	8
Boroondara (C)				
Camberwell North	n.a.	n.a.	n.a.	2
Camberwell South	n.a.	n.a.	n.a.	3
Hawthorn	11	24	23	—
Kew	28	36	35	6
Total	167	211	174	11
Brimbank (C)				
Keilor	n.a.	n.a.	n.a.	8
Sunshine	n.a.	n.a.	n.a.	—
Total	n.a.	n.a.	n.a.	8
Cardinia (S)				
Pakenham	n.a.	n.a.	n.a.	—
South	n.a.	n.a.	n.a.	—
Total	n.a.	n.a.	n.a.	—
Casey (C)				
Berwick	n.a.	n.a.	n.a.	11
South	n.a.	n.a.	n.a.	—
Total	n.a.	n.a.	n.a.	11
Darebin (C)				
Northcote	n.a.	n.a.	n.a.	5
Preston	n.a.	n.a.	n.a.	7
Total	n.a.	n.a.	n.a.	12
Frankston (C)				
East	n.a.	n.a.	n.a.	2
West	n.a.	n.a.	n.a.	2
Total	n.a.	n.a.	n.a.	4
Glen Eira (C)				
Caulfield	85	86	106	10
South	n.a.	n.a.	n.a.	10
Total	n.a.	n.a.	n.a.	20
Greater Dandenong (C)				
Dandenong	44	34	25	—
Balance	n.a.	n.a.	n.a.	3
Total	n.a.	n.a.	n.a.	3
Hobsons Bay (C)				
Altona	n.a.	n.a.	n.a.	10
Williamstown	n.a.	n.a.	n.a.	3
Total	n.a.	n.a.	n.a.	13
Hume (C)				
Broadmeadows	n.a.	n.a.	n.a.	2
Craigieburn	n.a.	n.a.	n.a.	—
Sunbury	n.a.	n.a.	n.a.	—
Total	n.a.	n.a.	n.a.	2
Kingston (C)				
North	n.a.	n.a.	n.a.	7
South	n.a.	n.a.	n.a.	—
Total	n.a.	n.a.	n.a.	7
Knox (C)				
Manningham (C)	n.a.	n.a.	n.a.	4
Maribyrnong (C)	n.a.	n.a.	n.a.	4
Maroondah (C)	n.a.	n.a.	n.a.	3
Melbourne (C)				
Croydon	n.a.	n.a.	n.a.	6
Ringwood	n.a.	n.a.	n.a.	1
Total	n.a.	n.a.	n.a.	7
Melbourne (C)				
Inner	—	—	—	—
Remainder	n.a.	n.a.	8	—
Total	n.a.	n.a.	8	—
Melton (S)				
East	n.a.	n.a.	n.a.	—
Balance	n.a.	n.a.	n.a.	2
Total	n.a.	n.a.	n.a.	2
Monash (C)				
South-West	n.a.	n.a.	n.a.	—
Waverley East	n.a.	n.a.	n.a.	6
Waverley West	n.a.	n.a.	n.a.	14
Total	n.a.	n.a.	n.a.	20

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

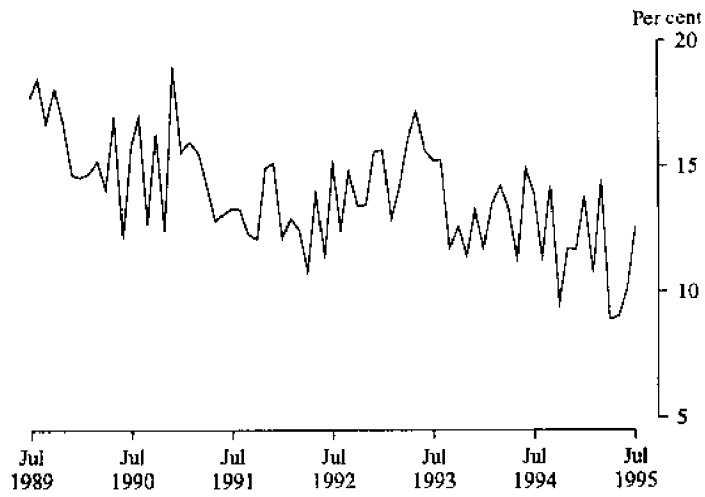
Statistical local area (b) (c)	1992-93	1993-94	1994-95	July 1995
Moonee Valley (C)				
Essendon	66	64	55	2
West	n.a.	n.a.	n.a.	1
<i>Total</i>	n.a.	n.a.	n.a.	3
Moreland (C)				
Brunswick	16	27	6	4
Coburg	n.a.	n.a.	n.a.	—
North	n.a.	n.a.	n.a.	—
<i>Total</i>	n.a.	n.a.	n.a.	4
Mornington Peninsula (S)				
East	n.a.	n.a.	n.a.	—
South	2	10	14	2
West	n.a.	n.a.	n.a.	1
<i>Total</i>	n.a.	n.a.	n.a.	3
Nillumbik (S)				
South-West	n.a.	n.a.	n.a.	—
Balance	n.a.	n.a.	n.a.	2
<i>Total</i>	n.a.	n.a.	n.a.	2
Port Phillip (C)				
St Kilda	n.a.	n.a.	n.a.	—
West	n.a.	n.a.	10	—
<i>Total</i>	n.a.	n.a.	n.a.	—
Stonnington (C)				
Prahran	n.a.	n.a.	n.a.	2
Malvern	25	28	59	2
<i>Total</i>	n.a.	n.a.	n.a.	4
Whitehorse (C)				
Box Hill	64	96	69	—
Nunawading East	n.a.	n.a.	n.a.	2
Nunawading West	n.a.	n.a.	n.a.	5
<i>Total</i>	210	213	190	7
Whittlesea (C)				
Whittlesea (C)	n.a.	n.a.	n.a.	10
Wyndham (C)				
Wyndham (C)	n.a.	n.a.	n.a.	3
Yarra (C)				
North	n.a.	n.a.	n.a.	—
Richmond	6	22	29	8
<i>Total</i>	n.a.	n.a.	n.a.	8
Yarra Ranges (S) (d)				
Central	2	1	2	—
North	n.a.	n.a.	n.a.	—
South-West	n.a.	n.a.	n.a.	4
<i>Total</i>	n.a.	n.a.	n.a.	4
Melbourne Statistical Division	2,918	3,021	2,672	196
Rest of Victoria	837	837	710	34
Total Victoria	3,755	3,858	3,382	224

(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical Local Areas and Statistical Divisions, please refer to paragraphs 27 to 29 of the explanatory notes. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Approvals data for the three SLAs included in the Melbourne Statistical Division are shown in Table 13. The other SLA is included in the Gippsland Statistical Division.

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



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



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 (c.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. The statistics include:

- (a) all approved new residential building jobs valued at \$10,000 or more
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more.

These changes mainly affect non-residential building data. In particular, care should be taken interpreting data for specific classes of non-residential building.

Definitions

5. A *building* is defined as a rigid, fixed, and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods, or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

6. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential purposes. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or

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. 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.

9. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to existing buildings (including conversions of non-residential buildings to dwelling units) and as part of the construction of non-residential buildings is shown separately in Table 1 under the heading of "Conversions, etc.", and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

10. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

11. The value of new residential building approved continues to exclude the value of dwelling units created as conversions of (residential and) non-residential buildings, and the value of dwelling units erected as part of the construction of new non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

12. *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

13. *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.

14. *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).

15. *Functional classification of building - Dwelling Structure Classification (DSC).* A functional classification of buildings based on the Dwelling Structure Classification (DSC) is used by the ABS to provide detailed information on residential building approvals.

The DSC was developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc).

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

- a) semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:
 - one storey.
 - two or more storeys.
- b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
 - one or two storeys;
 - three storeys;
 - four or more storeys.

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

General

16. 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 and trend estimates

17. 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.

18. 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.

19. Trend estimate dwelling approval statistics are shown in Table 3. The trend estimates have been derived by applying a 13-term Henderson weighted moving average to the series.

20. 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

21. The base year of constant price estimates of building approvals is 1989-90.

22. 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.

23. 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).

24. 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.

25. 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'.

26. 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

27. Statistics published in this issue of *Building Approvals, Victoria* are, for the first time, presented in accordance with the revised geographic boundaries contained in the *Australian Standard Geographical Classification (ASGC) Edition 2.5*. The 'Off-shore and migratory' category has been excluded from all tables.

28. Edition 2.5 of the ASGC includes major changes to Victorian Statistical Local Areas (SLAs). Some changes to Statistical Division (SD) and Statistical Sub-division (SSD) boundaries have also

been necessary. These changes are the last required to incorporate the recent local Government boundary re-structures.

Complete details of the changes are available in the ABS Information Paper *Victorian Local Government Amalgamations 1994-95: Changes to the Australian Standard Geographical Classification (1257.0)*. Edition 2.5 of the ASGC is expected to be released in September 1995.

29. Tables 8, 9 and 13 show approvals statistics according to the new SLA structure for July 1995. Tables 10, 11, 12 and 13 include data for previous periods relating to those geographic areas for which no boundary changes have been made and for SDs to which only minor boundary changes have been made. (Historical data for SDs subject to significant boundary changes can, in some instances, be provided as a special data service. Charges apply for these services.)

Unpublished data and related publications

30. In some cases, the ABS can also make available information which is not published. This information may be made available as hard-copy, magnetic tape or disk. Generally, a charge is made for providing unpublished information.

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

Building Approvals, Australia (8731.0) (monthly)
(\$15.00)

Dwelling Unit Commencements Reported xby Approving Authorities, Victoria (8741.2) (monthly)
(\$12.00)

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) (quarterly)
(\$11.00)

Building Activity, Victoria (8752.2) (quarterly)
(\$12.00)

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

Electronic services

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

Floppy disk service

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

Recorded message services**0055 26400**

Consumer Price Index
National Accounts
Balance of Payments
Labour Force Estimates
Average Weekly Earnings
Estimated Resident Population

Symbols and other usages

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

.. not applicable
- nil or rounded down to zero
n.a. not available

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

STUART JACKSON*Deputy Commonwealth Statistician*