

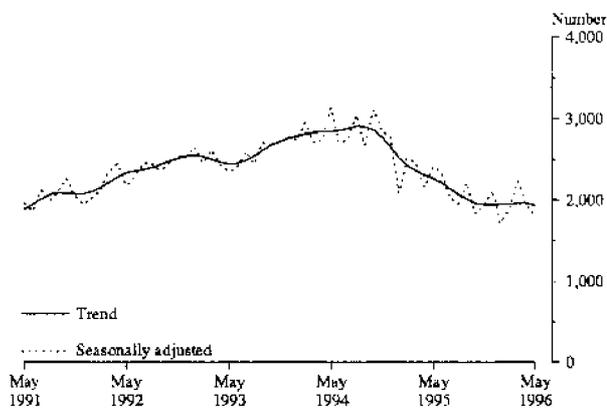
BUILDING APPROVALS, VICTORIA, MAY 1996

MAIN FEATURES

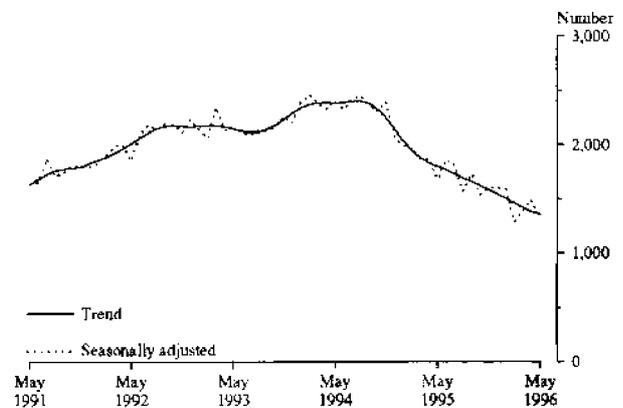
NUMBER OF DWELLING UNITS APPROVED

	May 1995	April 1996	May 1996	May 1995 to May 1996 change	April 1996 to May 1996 change
Original series	2,782	1,870	2,043	-26.6%	9.3%
Seasonally adjusted	2,401	1,949	1,800	-25.0%	-7.6%
Trend estimate	2,272	1,958	1,938	-14.7%	-1.0%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for total dwelling units approved in May decreased 1.0% on last month. After showing signs of levelling out last month, it now appears that this series may be returning to its downward path.
- The trend of private sector houses continues to decline, falling 2.2% in May. This series will continue to fall unless the seasonally adjusted estimate increases by more than 13% next month.
- In original (unadjusted) terms the total number of dwelling units approved was 2,043. Of the total, 1,491 were new private sector dwellings.
- The trend estimate of the value of new residential building approved fell to \$183.0 million in May, a decrease of 0.5% from the previous month.
- The trend for alterations and additions remained steady at \$55.4 million.

Non-residential building

- The value of non-residential projects approved in May was \$259.1 million. The largest category was shops with \$68.5 million, followed by educational (\$52.4 million) and other business premises (\$33.0 million). There were 11 projects valued at more than \$5 million each, 3 of these projects were in the shops category, the major one being for a shopping centre redevelopment valued at \$28.0 million.
- For the 3 months to May 1996, \$609.4 million of non-residential building work was approved compared with \$481.7 million for the corresponding period last year.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Adelaide (08) 237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months December 1995 to May 1996.

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

To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (June 1996) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table) were to increase by 5% in June 1996, the trend estimate for that month would be 1,353, a movement of -1.1%. The monthly movements in the trend estimates for March, April and May 1996 which are currently estimated to be -2.8%, -2.3% and -2.2% respectively, would be revised to -2.6%, -2.1% and -1.6%. On the other hand, a 5% seasonally adjusted decline in the number of private sector houses approved in June 1996 would produce a trend estimate for that month of 1,329, a movement of -2.6%, with the movements in the trend estimates for March, April and May 1996, being revised to -3.2%, -3.1% and -3.0% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if June 1996 seasonally adjusted estimate			
			is up 5% on May 1996		is down 5% on May 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
December	1,544	-2.6	1,543	-2.7	1,545	-2.5
1996—						
January	1,503	-2.7	1,501	-2.7	1,506	-2.6
February	1,458	-3.0	1,457	-2.9	1,459	-3.1
March	1,417	-2.8	1,419	-2.6	1,413	-3.2
April	1,384	-2.3	1,390	-2.1	1,369	-3.1
May	1,353	-2.2	1,367	-1.6	1,329	-3.0
June	n.y.a.	n.y.a.	1,353	-1.1	1,295	-2.6

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if June 1996 seasonally adjusted estimate			
			is up 7% on May 1996		is down 7% on May 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
December	1,943	0.2	1,941	0.1	1,947	0.4
1996—						
January	1,950	0.4	1,950	0.4	1,959	0.6
February	1,956	0.3	1,956	0.3	1,961	0.1
March	1,960	0.2	1,961	0.3	1,949	-0.6
April	1,958	-0.1	1,955	-0.3	1,916	-1.7
May	1,938	-1.0	1,940	-0.8	1,866	-2.6
June	n.y.a.	n.y.a.	1,920	-1.0	1,809	-3.1

TABLE 1. DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION (b)										
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
1994-95 July-May	16,499	267	16,766	2,902	512	3,414	1,298	20,693	785	21,478
1995-96 July-May	11,677	337	12,014	2,545	712	3,257	604	14,808	1,067	15,875
<i>1995</i>										
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	1,353	21	1,374	48	71	119	11	1,412	92	1,504
August	1,296	82	1,378	125	69	194	3	1,424	151	1,575
September	1,292	19	1,311	377		377	4	1,673	19	1,692
October	1,149	21	1,170	179	67	246		1,328	88	1,416
November	1,201	72	1,273	59	165	224	1	1,261	237	1,498
December	968	34	1,002	266	62	328	68	1,302	96	1,398
<i>1996</i>										
January	859	5	864	64	83	147	23	946	88	1,034
February	833	7	840	437	34	471	88	1,357	42	1,399
March	809	10	819	325	50	375	336	1,461	69	1,530
April	910	33	943	267	100	367	66	1,235	141	1,376
May	1,007	33	1,040	398	11	409	4	1,409	44	1,453
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
1994-95 July-May	23,378	522	23,900	3,023	701	3,724	1,315	27,709	1,230	28,939
1995-96 July-May	16,941	442	17,383	2,739	918	3,657	648	20,299	1,389	21,688
<i>1995</i>										
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	1,827	32	1,859	50	130	180	11	1,888	162	2,050
August	1,802	94	1,896	133	69	202	7	1,942	163	2,105
September	1,723	23	1,746	377	8	385	8	2,108	31	2,139
October	1,694	23	1,717	183	101	284	1	1,878	124	2,002
November	1,731	80	1,811	84	188	272	3	1,818	268	2,086
December	1,380	46	1,426	267	62	329	69	1,716	108	1,824
<i>1996</i>										
January	1,316	14	1,330	64	102	166	23	1,403	116	1,519
February	1,298	12	1,310	489	38	527	94	1,880	51	1,931
March	1,331	25	1,356	360	65	425	338	2,020	99	2,119
April	1,348	40	1,388	286	113	399	83	1,698	172	1,870
May	1,491	53	1,544	446	42	488	11	1,948	95	2,043

(a) Includes Conversions, etc. See paragraphs 11-13 of the Explanatory Notes. (b) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onwards.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
MELBOURNE STATISTICAL DIVISION (a)														
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
1994-95 July-May	1,599.8	20.5	1,620.3	365.5	42.4	407.9	1,965.2	62.9	2,028.2	530.9	987.9	1,499.7	3,477.1	4,058.7
1995-96 July-May	1,204.7	32.0	1,236.7	273.6	53.4	327.0	1,478.3	85.4	1,563.7	431.5	1,275.9	1,830.8	3,165.9	3,826.0
1995—														
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	130.4	1.3	131.7	5.7	4.8	10.5	136.1	6.1	142.2	32.8	80.9	94.7	248.9	269.6
August	130.3	8.3	138.6	9.9	4.8	14.7	140.2	13.1	153.3	37.5	87.9	144.7	265.2	335.4
September	131.2	3.0	134.1	40.5		40.5	171.7	3.0	174.7	38.2	125.4	188.5	332.8	401.4
October	116.0	2.1	118.1	29.4	3.9	33.3	145.4	6.0	151.4	41.7	286.9	343.8	472.9	536.9
November	123.8	7.5	131.3	5.5	12.3	17.8	129.3	19.8	149.1	41.9	110.0	159.1	279.0	350.0
December	95.7	2.2	97.9	42.7	4.0	46.6	138.4	6.2	144.5	32.0	95.7	137.5	264.0	314.0
1996—														
January	86.6	0.3	86.9	4.8	5.4	10.2	91.4	5.7	97.1	33.0	64.1	125.5	185.3	255.5
February	87.8	0.8	88.6	58.8	4.6	63.3	146.6	5.4	151.9	40.9	114.8	126.5	301.2	319.3
March	88.6	0.8	89.4	27.1	3.8	31.0	115.8	4.6	120.4	49.8	66.6	152.9	230.2	323.0
April	99.1	3.1	102.2	17.9	9.2	27.1	117.0	12.3	129.3	44.8	89.5	136.6	249.4	310.7
May	115.2	2.6	117.8	31.3	0.7	32.1	146.5	3.3	149.9	39.1	153.8	221.0	337.1	410.0
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
1994-95 July-May	2,198.9	35.9	2,234.8	373.4	53.2	426.7	2,572.3	89.2	2,661.4	634.3	1,170.7	1,793.8	4,365.1	5,089.5
1995-96 July-May	1,691.0	40.9	1,731.9	288.3	65.6	353.8	1,979.3	106.4	2,085.7	545.3	1,603.0	2,280.0	4,095.1	4,911.0
1995—														
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	173.7	2.3	176.0	5.7	7.4	13.2	179.5	9.7	189.2	41.0	111.7	131.4	330.7	361.7
August	175.4	9.0	184.4	10.4	4.8	15.2	185.9	13.8	199.7	46.9	117.1	180.5	348.8	427.1
September	171.2	3.3	174.5	40.5	0.4	41.0	211.7	3.7	215.4	47.5	154.6	227.5	410.6	490.4
October	165.7	2.1	167.8	29.6	6.0	35.7	195.3	8.2	203.5	53.8	307.9	382.1	554.4	639.4
November	172.5	8.3	180.8	7.7	14.5	22.2	180.2	22.8	203.1	52.7	137.6	212.9	367.0	468.7
December	131.6	3.7	135.3	43.0	4.0	47.0	174.6	7.6	182.3	41.1	114.9	172.4	327.2	395.8
1996—														
January	129.2	1.0	130.2	4.8	6.6	11.4	134.0	7.6	141.6	40.9	95.4	163.5	266.8	346.1
February	130.5	1.1	131.6	62.6	4.8	67.4	193.1	5.9	199.0	49.8	182.7	200.1	424.4	448.9
March	138.1	2.1	140.2	29.2	4.9	34.1	167.4	6.9	174.3	63.1	89.2	185.6	315.8	423.0
April	142.5	3.7	146.3	19.2	9.9	29.0	161.7	13.6	175.3	55.3	107.6	164.7	321.7	395.4
May	160.5	4.2	164.8	35.3	2.3	37.7	195.9	6.6	202.4	53.1	184.3	259.1	427.7	514.5

(a) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onwards.

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

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1995						
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	1,812	1,876	1,817	2,031	186.0	44.8
August	1,574	1,736	1,735	1,942	182.3	44.2
September	1,732	1,707	2,150	2,215	221.3	47.4
October	1,539	1,558	1,723	1,827	183.6	45.2
November	1,608	1,688	1,684	1,932	188.6	47.7
December	1,600	1,625	1,917	2,122	211.5	46.5
1996—						
January	1,597	1,572	1,665	1,712	154.8	49.2
February	1,289	1,300	1,891	1,899	199.1	50.0
March	1,394	1,365	2,158	2,233	181.4	64.3
April	1,493	1,525	1,815	1,949	188.0	58.0
May	1,314	1,423	1,710	1,800	181.1	47.0
TREND ESTIMATES						
1995—						
March	1,878	1,907	2,258	2,352	218.4	56.1
April	1,831	1,882	2,202	2,307	214.0	56.4
May	1,798	1,871	2,148	2,272	212.6	54.5
June	1,767	1,851	2,072	2,215	211.1	51.1
July	1,729	1,813	1,987	2,144	207.9	47.7
August	1,695	1,768	1,906	2,072	201.5	45.7
September	1,663	1,722	1,842	2,012	196.1	45.1
October	1,626	1,668	1,802	1,963	192.3	45.4
November	1,586	1,611	1,796	1,940	190.6	46.5
December	1,544	1,556	1,818	1,943	189.3	48.7
1996 -						
January	1,503	1,509	1,843	1,950	186.8	51.0
February	1,458	1,466	1,865	1,956	184.8	53.0
March	1,417	1,433	1,880	1,960	184.0	54.5
April	1,384	1,413	1,883	1,958	183.9	55.3
May	1,353	1,396	1,868	1,938	183.0	55.4

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
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	543.9	2,802.9	637.9	1,564.3	2,423.5	4,960.2	5,864.3
1994— Dec. qtr.	602.9	614.4	219.6	834.0	177.1	393.2	751.5	1,399.9	1,762.6
1995									
Mar. qtr.	465.4	474.2	76.5	550.7	156.5	454.2	639.4	1,146.2	1,346.6
June qtr.	485.7	496.8	177.3	674.1	142.7	406.9	646.0	1,198.5	1,462.8
Sept. qtr.	480.1	493.4	82.9	576.4	124.9	464.2	653.1	1,148.7	1,354.4
Dec. qtr.	429.8	442.7	124.7	567.5	135.1	676.0	925.8	1,351.3	1,628.4
1996									
Mar. qtr.	364.6	368.5	133.6	502.1	141.0	440.9	659.3	1,074.7	1,302.3

(a) Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

**VALUE OF BUILDING APPROVED
AT AVERAGE 1989-90 PRICES**

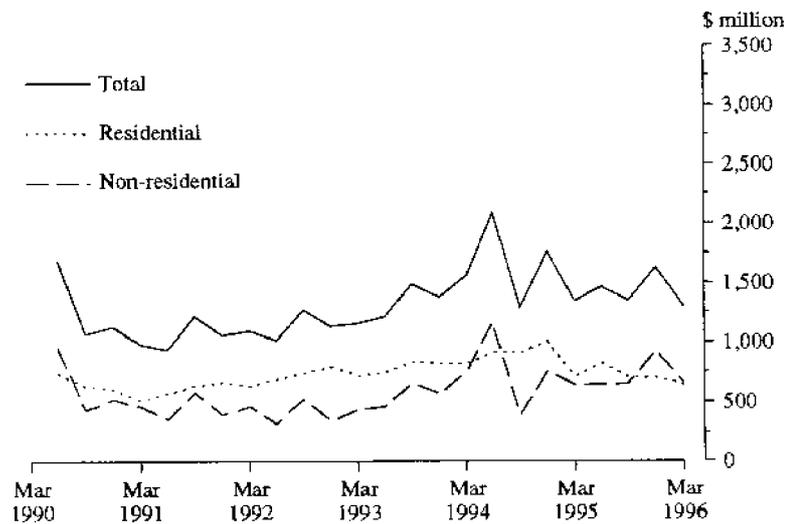


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1993-94	1994-95	July-May		1996		
			1994-95	1995-96	March	April	May
PRIVATE SECTOR							
New houses	2,465.2	2,383.4	2,198.9	1,691.0	138.1	142.5	160.5
New other residential buildings	252.8	388.8	373.4	288.3	29.2	19.2	35.3
<i>Total new residential building</i>	<i>2,718.0</i>	<i>2,772.2</i>	<i>2,572.3</i>	<i>1,979.3</i>	<i>167.4</i>	<i>161.7</i>	<i>195.9</i>
Alterations and additions to residential buildings	614.4	670.6	622.2	512.8	59.3	52.4	47.6
Hotels, etc.	187.1	47.0	45.7	134.1	5.4	5.7	5.9
Shops	483.6	351.0	332.2	343.1	11.6	20.7	68.4
Factories	161.2	206.8	194.1	195.5	12.0	13.0	17.1
Offices	178.1	238.1	213.1	280.0	17.7	26.2	23.4
Other business premises	225.1	165.0	143.0	250.1	21.2	16.1	25.6
Educational	88.1	77.4	69.9	71.3	4.4	6.3	8.3
Religious	13.9	15.4	14.4	7.4	0.2	—	1.8
Health	119.8	49.2	44.7	60.0	4.4	7.7	12.8
Entertainment and recreational	308.7	81.9	74.0	131.3	3.5	5.0	14.5
Miscellaneous	87.9	42.9	39.6	130.4	8.8	6.9	6.4
<i>Total non-residential building</i>	<i>1,853.6</i>	<i>1,274.7</i>	<i>1,170.7</i>	<i>1,603.0</i>	<i>89.2</i>	<i>107.6</i>	<i>184.3</i>
Total	5,186.0	4,717.5	4,365.1	4,095.1	315.8	321.7	427.7
PUBLIC SECTOR							
New houses	58.8	41.9	35.9	40.9	2.1	3.7	4.2
New other residential buildings	40.9	59.9	53.2	65.6	4.9	9.9	2.3
<i>Total new residential building</i>	<i>99.7</i>	<i>101.8</i>	<i>89.2</i>	<i>106.4</i>	<i>6.9</i>	<i>13.6</i>	<i>6.6</i>
Alterations and additions to residential buildings	9.1	14.4	12.1	32.5	3.8	3.0	5.5
Hotels, etc.	1.3	1.1	1.1	1.2	—	—	0.1
Shops	3.4	7.7	7.3	25.5	—	0.4	0.1
Factories	45.0	12.4	12.3	3.0	0.1	0.2	0.1
Offices	56.2	123.1	107.3	100.9	15.9	8.1	9.0
Other business premises	141.7	53.3	51.7	75.1	48.1	—	7.4
Educational	119.6	226.3	202.8	271.0	17.0	34.5	44.0
Religious	—	—	—	—	—	—	—
Health	182.9	71.8	63.2	54.4	1.5	9.4	2.4
Entertainment and recreational	69.5	148.6	140.7	110.9	6.3	1.7	4.6
Miscellaneous	29.5	56.2	36.8	35.1	7.5	2.8	7.1
<i>Total non-residential building</i>	<i>649.1</i>	<i>700.5</i>	<i>623.1</i>	<i>676.9</i>	<i>96.4</i>	<i>57.2</i>	<i>74.7</i>
Total	757.9	816.7	724.3	815.8	107.1	73.7	86.8
TOTAL							
New houses	2,524.0	2,425.3	2,234.8	1,731.9	140.2	146.3	164.8
New other residential buildings	293.7	448.7	426.7	353.8	34.1	29.0	37.7
<i>Total new residential building</i>	<i>2,817.7</i>	<i>2,874.0</i>	<i>2,661.4</i>	<i>2,085.7</i>	<i>174.3</i>	<i>175.3</i>	<i>202.4</i>
Alterations and additions to residential buildings	623.5	685.1	634.3	545.3	63.1	55.3	53.1
Hotels, etc.	188.4	48.1	46.8	135.3	5.4	5.7	6.0
Shops	487.1	358.8	339.5	368.5	11.6	21.1	68.5
Factories	206.2	219.2	206.4	198.4	12.1	13.2	17.2
Offices	234.3	361.2	320.4	380.9	33.7	34.3	32.4
Other business premises	366.8	218.3	194.6	325.1	69.3	16.1	33.0
Educational	207.7	303.7	272.7	342.3	21.3	40.8	52.4
Religious	13.9	15.4	14.4	7.4	0.2	—	1.8
Health	302.7	121.0	108.0	114.4	5.9	17.1	15.1
Entertainment and recreational	378.2	230.4	214.6	242.2	9.8	6.7	19.2
Miscellaneous	117.4	99.0	76.4	165.5	16.3	9.8	13.5
<i>Total non-residential building</i>	<i>2,502.7</i>	<i>1,975.2</i>	<i>1,793.8</i>	<i>2,280.0</i>	<i>185.6</i>	<i>164.7</i>	<i>259.1</i>
Total	5,943.9	5,534.3	5,089.5	4,911.0	423.0	395.4	514.5

TABLE 6. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING AND VALUE SIZE GROUPS

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1996 March	4	0.3	—	—	1	0.7	2	4.3	—	—	7	5.4
April	10	1.1	—	—	2	1.5	1	3.0	—	—	13	5.7
May	2	0.2	1	0.2	2	1.5	2	4.2	—	—	7	6.0
SHOPS												
1996 March	66	5.5	10	3.1	5	3.0	—	—	—	—	81	11.6
April	57	4.6	14	3.9	4	2.2	5	10.3	—	—	80	21.1
May	81	7.0	12	3.6	7	4.5	5	12.0	3	41.3	108	68.5
FACTORIES												
1996 March	34	2.9	16	4.5	5	3.4	1	1.2	—	—	56	12.1
April	28	2.7	17	5.1	2	1.3	3	4.1	—	—	50	13.2
May	42	4.3	16	4.6	6	3.7	2	4.6	—	—	66	17.2
OFFICES												
1996 March	49	4.5	23	7.4	6	3.8	9	18.0	—	—	87	33.7
April	30	2.8	24	7.4	12	7.7	6	11.3	1	5.1	73	34.3
May	49	4.9	18	5.5	6	3.7	3	5.5	2	12.9	78	32.4
OTHER BUSINESS PREMISES												
1996 March	17	1.7	12	3.7	8	5.7	5	10.7	1	47.5	43	69.3
April	23	2.2	7	2.0	2	1.2	3	5.6	1	5.0	36	16.1
May	29	2.4	8	2.8	7	5.5	3	8.1	2	14.3	49	33.0
EDUCATIONAL												
1996 March	9	1.0	2	0.5	2	1.4	6	9.4	1	9.0	20	21.3
April	17	1.7	7	2.6	5	4.0	2	5.9	3	26.7	34	40.8
May	15	1.5	16	4.2	3	1.9	6	16.7	2	28.0	42	52.4
RELIGIOUS												
1996 March	1	0.2	—	—	—	—	—	—	—	—	1	0.2
April	—	—	—	—	—	—	—	—	—	—	—	—
May	5	0.4	—	—	—	—	1	1.4	—	—	6	1.8
HEALTH												
1996 March	2	0.3	5	1.6	1	0.8	2	3.3	—	—	10	5.9
April	4	0.5	2	0.5	—	—	8	16.2	—	—	14	17.1
May	5	0.5	4	1.7	2	1.1	3	6.7	1	5.1	15	15.1
ENTERTAINMENT AND RECREATIONAL												
1996 March	7	0.6	1	0.2	4	2.3	3	6.6	—	—	15	9.8
April	6	0.6	3	1.1	1	0.7	3	4.4	—	—	13	6.7
May	14	1.2	10	3.2	1	1.0	4	8.6	1	5.1	30	19.2
MISCELLANEOUS												
1996 March	12	1.2	3	0.7	4	3.1	4	11.3	—	—	23	16.3
April	20	1.8	12	3.7	—	—	2	4.3	—	—	34	9.8
May	13	1.3	9	2.4	4	2.8	3	7.1	—	—	29	13.5
TOTAL NON-RESIDENTIAL BUILDING												
1996 March	201	18.3	72	21.9	36	24.2	32	64.7	2	56.5	343	185.6
April	195	18.0	86	26.2	28	18.7	33	65.0	5	36.8	347	164.7
May	255	23.7	94	28.2	38	25.6	32	74.9	11	106.7	430	259.1

**TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS, MAY 1996**

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>
MELBOURNE STATISTICAL DIVISION (b)						
<i>Houses</i>						
Brick, stone or concrete	85	10,567	-	—	85	10,567
Brick-veneer	586	68,863	1	150	587	69,013
Timber	20	1,677	—	—	20	1,677
Fibre cement	6	697	—	—	6	697
Steel, aluminium or other materials	1	70	—	—	1	70
Not stated	309	33,337	32	2,445	341	35,782
<i>Total houses</i>	<i>1,007</i>	<i>115,211</i>	<i>33</i>	<i>2,595</i>	<i>1,040</i>	<i>117,806</i>
<i>Other residential buildings</i>	<i>398</i>	<i>31,330</i>	<i>11</i>	<i>742</i>	<i>409</i>	<i>32,072</i>
Total residential buildings	1,405	146,542	44	3,336	1,449	149,878
REST OF VICTORIA (b)						
<i>Houses</i>						
Brick, stone or concrete	24	2,601	1	130	25	2,731
Brick-veneer	240	24,560	4	382	244	24,942
Timber	35	2,304	—	—	35	2,304
Fibre cement	11	668	—	—	11	668
Steel, aluminium or other materials	6	389	—	—	6	389
Not stated	168	14,783	15	1,134	183	15,917
<i>Total houses</i>	<i>484</i>	<i>45,307</i>	<i>20</i>	<i>1,646</i>	<i>504</i>	<i>46,952</i>
<i>Other residential buildings</i>	<i>48</i>	<i>4,007</i>	<i>31</i>	<i>1,586</i>	<i>79</i>	<i>5,593</i>
Total residential buildings	532	49,313	51	3,232	583	52,545
TOTAL VICTORIA						
<i>Houses —</i>						
Brick, stone or concrete	109	13,168	1	130	110	13,298
Brick-veneer	826	93,423	5	532	831	93,955
Timber	55	3,982	—	—	55	3,982
Fibre cement	17	1,365	—	—	17	1,365
Steel, aluminium or other materials	7	459	—	—	7	459
Not stated	477	48,120	47	3,579	524	51,699
<i>Total houses</i>	<i>1,491</i>	<i>160,518</i>	<i>53</i>	<i>4,241</i>	<i>1,544</i>	<i>164,759</i>
<i>Other residential buildings</i>	<i>446</i>	<i>35,337</i>	<i>42</i>	<i>2,328</i>	<i>488</i>	<i>37,665</i>
Total residential buildings	1,937	195,855	95	6,568	2,032	202,423

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

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 1996

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION										
Banyule (C)										
Heidelberg	7	7	1,569	5	—	400	631		50	2,650
North	24	—	1,844	3	—	230	980	220	220	3,274
Total	31	7	3,413	8	—	630	1,611	220	270	5,924
Bayside (C)										
Brighton	8	—	1,457	—	—	—	1,553	2,638	2,638	5,649
South	18	1	2,966	9	—	595	1,288	258	258	5,108
Total	26	1	4,424	9	—	595	2,842	2,896	2,896	10,757
Boroondara (C)										
Camberwell North	7	—	1,174	—	—	—	1,333	200	1,265	3,772
Camberwell South	8	—	1,484	2	—	150	1,194	13,783	14,347	17,175
Hawthorn	3	—	710	4	—	355	411	180	12,180	13,656
Kew	4	—	794	2	—	204	696	—	267	1,961
Total	22	—	4,161	8	—	709	3,634	14,163	28,059	36,564
Brimbank (C)										
Keilor	43	—	4,490	12	—	632	218	170	4,770	10,110
Sunshine	12	8	1,664	10	—	723	354	34,936	37,211	39,952
Total	55	8	6,154	22	—	1,355	572	35,106	41,981	50,062
Cardinia (S)										
Pakenham	22	—	1,812	7	—	423	135	60	60	2,430
South	1	—	390	—	—	—	—	—	—	390
Total	23	—	2,202	7	—	423	135	60	60	2,820
Casey (C)										
Berwick	78	—	8,189	18	—	956	579	6,235	6,235	15,958
South	15	—	1,438	2	—	100	159	230	230	1,927
Total	93	—	9,627	20	—	1,056	737	6,465	6,465	17,885
Darebin (C)										
Northcote	4	2	525	9	—	585	649	—	—	1,759
Preston	16	—	1,449	4	—	226	428	6,589	9,322	11,424
Total	20	2	1,974	13	—	811	1,076	6,589	9,322	13,183
Frankston (C)										
East	17	—	1,583	6	—	350	151	555	555	2,639
West	18	—	1,884	—	—	—	274	100	100	2,258
Total	35	—	3,467	6	—	350	425	655	655	4,897
Glen Eira (C)										
Caulfield	12	—	2,872	7	2	840	2,198	450	450	6,360
South	16	—	1,467	2	—	140	753	1,000	1,000	3,359
Total	28	—	4,338	9	2	980	2,951	1,450	1,450	9,719
Greater Dandenong (C)										
Dandenong	9	—	850	—	—	—	241	5,188	5,188	6,279
Balance	5	—	413	6	—	310	262	787	4,287	5,272
Total	14	—	1,262	6	—	310	504	5,975	9,475	11,551
Hobsons Bay (C)										
Altona	33	—	2,782	2	—	120	208	75	75	3,185
Williamstown	11	—	1,420	4	—	260	671	832	832	3,183
Total	44	—	4,202	6	—	380	879	907	907	6,368
Hume (C)										
Broadmeadows	3	2	341	—	2	130	187	4,253	4,253	4,911
Craigieburn	56	—	6,285	—	—	—	126	550	550	6,961
Sunbury	12	—	1,303	3	—	150	45	300	300	1,798
Total	71	2	7,928	3	2	280	358	5,103	5,103	13,669
Kingston (C)										
North	20	—	2,147	16	2	1,141	757	1,645	1,645	5,690
South	22	—	2,544	10	—	550	289	509	509	3,892
Total	42	—	4,691	26	2	1,691	1,046	2,154	2,154	9,583
Knox (C)	33	—	3,953	25	—	1,354	1,121	2,234	8,634	15,062
Manningham (C)	21	—	3,209	16	—	1,788	863	97	97	5,958
Maribyrnong (C)	7	4	975	9	3	715	401	115	115	2,205

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 1996—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	19	8	2,658	6	—	468	405	500	4,057	7,588
Ringwood	5	—	673	8	—	513	205	2,770	2,770	4,161
Total	24	8	3,331	14	—	981	610	3,270	6,827	11,749
Melbourne (C)										
Inner	—	—	—	—	—	—	250	8,068	8,138	8,388
Remainder	—	—	—	12	—	1,070	592	3,176	20,995	22,657
Total	—	—	—	12	—	1,070	842	11,245	29,133	31,045
Melton (S)										
East	11	—	1,274	—	—	—	12	70	70	1,356
Balance	11	—	1,013	—	—	—	89	575	575	1,676
Total	22	—	2,287	—	—	—	101	645	645	3,032
Monash (C)										
South-West	8	—	802	2	2	236	333	412	715	2,087
Waverley East	13	—	2,496	7	—	510	393	9,739	9,739	13,138
Waverley West	9	—	975	8	—	675	1,005	2,094	2,253	4,908
Total	30	—	4,274	17	2	1,421	1,731	12,245	12,706	20,133
Moonee Valley (C)										
Essendon	12	—	1,234	32	—	1,760	3,735	2,866	2,866	9,594
West	19	—	2,540	2	—	140	338	360	360	3,378
Total	31	—	3,774	34	—	1,900	4,073	3,226	3,226	12,972
Moreland (C)										
Brunswick	—	—	—	—	—	—	211	50	50	261
Coburg	1	—	75	4	—	200	231	—	—	506
North	1	—	120	—	—	—	40	—	—	160
Total	2	—	195	4	—	200	482	50	50	927
Mornington Peninsula (S)										
East	15	—	1,408	—	—	—	911	970	970	3,289
South	38	—	3,658	—	—	—	649	1,420	1,420	5,727
West	37	—	4,270	—	—	—	280	290	590	5,140
Total	90	—	9,336	—	—	—	1,841	2,680	2,980	14,156
Nillumbik (S)										
South-West	7	—	642	—	—	—	115	—	—	757
Balance	7	—	1,022	—	—	—	162	—	—	1,184
Total	14	—	1,664	—	—	—	277	—	—	1,941
Port Phillip (C)										
St Kilda	10	—	1,200	—	—	—	792	212	212	2,204
West	8	—	970	—	—	—	1,006	7,784	15,984	17,960
Total	18	—	2,170	—	—	—	1,798	7,996	16,196	20,164
Stonnington (C)										
Prahan	10	—	2,840	11	—	2,240	955	5,127	5,127	11,162
Malvern	5	—	1,431	2	—	150	1,473	5,360	5,360	8,414
Total	15	—	4,271	13	—	2,390	2,428	10,487	10,487	19,576
Whitchose (C)										
Box Hill	9	—	1,117	3	—	200	711	6,210	8,020	10,048
Nunawading East	9	—	1,085	—	—	—	843	3,232	3,232	5,160
Nunawading West	25	1	2,896	49	—	6,863	437	1,135	1,795	11,992
Total	43	1	5,099	52	—	7,063	1,991	10,577	13,047	27,200
Whittlesea (C)	38	—	4,095	13	—	730	499	587	1,068	6,392
Wyndham (C)	59	—	5,846	2	—	166	497	1,193	1,264	7,773
Yarra (C)										
North	5	—	705	30	—	1,690	876	3,470	3,680	6,951
Richmond	5	—	430	9	—	850	289	1,000	1,000	2,569
Total	10	—	1,135	39	—	2,540	1,165	4,470	4,680	9,520
Yarra Ranges (S) — Pt A (d)										
Central	5	—	460	—	—	—	163	600	600	1,222
North	4	—	431	3	—	150	130	—	—	711
South-West	37	—	3,459	2	—	35	1,279	496	496	5,269
Total	46	—	4,350	5	—	185	1,572	1,096	1,096	7,202
Melbourne (SD)	1,007	33	117,806	398	11	32,072	39,062	153,840	221,049	409,988

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 1996—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)	—	—	—	—	—	—	23	130	130	153
Colac	—	—	—	—	—	—	63	—	—	63
North	—	—	—	—	—	—	27	—	—	432
South	5	—	405	—	—	—	113	130	130	648
Total	5	—	405	—	—	—	—	—	—	—
Golden Plains (S)	—	—	—	—	—	—	—	—	—	34
North-West	1	—	34	—	—	—	—	—	—	496
South-East	6	—	496	—	—	—	—	—	—	530
Total	7	—	530	—	—	—	—	—	—	—
Greater Geelong (C)	—	—	—	—	—	—	—	—	—	—
Part A	—	—	—	—	—	—	—	—	—	—
Bellarine -- Inner	8	—	970	—	—	—	89	—	—	1,060
Corio -- Inner	19	—	1,718	2	—	110	330	890	940	3,098
Geelong	1	—	50	—	—	—	239	683	683	972
Geelong West	1	—	226	2	—	90	213	145	145	674
Newtown	2	—	280	—	—	—	320	—	—	600
South Barwon -- Inner	13	—	1,549	—	—	—	209	3,192	3,192	4,949
Part B	21	—	2,134	—	—	—	347	80	80	2,561
Part C	—	—	—	—	—	—	18	—	—	18
Total	65	—	6,927	4	—	200	1,746	4,990	5,040	13,913
Queenscliffe (B)	—	—	—	—	—	—	—	—	—	—
Surf Coast (S)	—	—	—	—	—	—	—	—	—	—
East	14	—	1,317	—	—	—	225	1,000	1,000	2,542
West	3	—	310	—	—	—	138	1,200	1,200	1,648
Total	17	—	1,627	—	—	—	363	2,200	2,200	4,191
Barwon (SD)	94	—	9,489	4	—	200	2,240	7,320	7,370	19,299
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S)	—	—	—	—	—	—	58	70	70	128
North	—	—	—	—	—	—	250	100	100	430
South	1	—	80	—	—	—	307	170	170	557
Total	1	—	80	—	—	—	—	—	—	—
Glenside (S)	—	—	—	—	—	—	—	—	—	—
Heywood	2	—	240	—	—	—	125	130	130	495
North	—	—	—	—	—	—	—	—	—	—
Portland	—	—	—	—	—	—	95	1,892	2,179	2,274
Total	2	—	240	—	—	—	220	2,022	2,309	2,769
Moyne (S)	—	—	—	—	—	—	15	—	—	15
North-East	—	—	—	—	—	—	61	—	—	211
South-West	1	—	150	—	—	—	101	3,000	3,000	3,101
Balance	—	—	—	—	—	—	177	3,000	3,000	3,327
Total	1	—	150	—	—	—	—	—	—	—
Southern Grampians (S)	—	—	—	—	—	—	—	—	—	—
Hamilton	3	—	328	—	—	—	66	—	3,338	3,732
Wannon	—	—	—	—	—	—	92	—	—	92
Balance	1	—	125	—	—	—	32	391	391	547
Total	4	—	452	—	—	—	190	391	3,729	4,371
Warrnambool (C)	11	2	1,162	2	—	—	252	1,050	1,050	2,639
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
Western District (SD)	19	2	2,084	2	—	175	1,147	6,633	10,258	13,664

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 1996—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)				
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	3	—	198	—	—	—	56	—	—	254
Ballarat (C)										
Central	4	1	573	17	—	952	793	621	2,621	4,939
Inner North	10	—	1,035	—	—	—	421	207	307	1,764
North	1	—	60	—	—	—	—	—	—	60
South	8	—	697	2	—	100	71	554	854	1,721
Total	23	1	2,365	19	—	1,052	1,285	1,382	3,782	8,484
Hepburn (S)										
East	4	—	209	—	—	—	42	490	490	741
West	—	—	—	—	—	—	—	—	—	—
Total	4	—	209	—	—	—	42	490	490	741
Moorabool (S)										
Bacchus Marsh	9	—	918	—	—	—	240	—	—	1,157
Ballan	8	—	535	—	—	—	31	—	—	566
West	3	—	239	—	—	—	53	—	—	292
Total	20	—	1,691	—	—	—	323	—	—	2,014
Pyrenees (S)	3	—	218	—	—	—	60	—	—	278
Central Highlands (SD)	53	1	4,680	19	—	1,052	1,766	1,872	4,272	11,771
WIMMERA STATISTICAL DIVISION										
Hindmarsh (S)	2	—	140	—	—	—	153	—	330	623
Horsham (RC)										
Central	2	—	305	4	—	193	61	110	490	1,048
Balance	4	—	375	—	—	—	61	95	95	531
Total	6	—	680	4	—	193	122	205	585	1,580
Northern Grampians (S)										
St Arnaud	2	—	95	—	—	—	—	—	—	95
Stawell	5	—	712	—	—	—	54	1,054	1,104	1,870
Total	7	—	807	—	—	—	54	1,054	1,104	1,965
West Wimmera (S)	2	—	189	—	—	—	39	—	—	228
Yarriambiack (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	—	300	300	300
Total	—	—	—	—	—	—	—	300	300	300
Wimmera (SD)	17	—	1,816	4	—	193	369	1,559	2,319	4,696
MALLEE STATISTICAL DIVISION										
Buloke (S)										
North	—	—	—	—	—	—	35	—	—	35
South	2	—	269	—	—	—	54	—	—	323
Total	2	—	269	—	—	—	89	—	—	358
Gannawarra (S)										
Mildura (RC)										
Pt A	14	—	1,382	—	—	—	343	728	807	2,532
Pt B	1	—	125	—	—	—	—	—	—	125
Total	15	—	1,507	—	—	—	343	728	807	2,657
Swan Hill (RC)										
Central	2	—	299	2	—	239	60	650	650	1,248
Balance	1	—	123	—	—	—	—	60	60	183
Total	3	—	422	2	—	239	60	710	710	1,430
Mallee (SD)	20	—	2,198	2	—	239	492	1,437	1,516	4,445

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 1996 *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)				
LODDON STATISTICAL DIVISION										
Central Goldfields (S)										
Maryborough	6		345	—	—	—	43	210	210	598
Balance	1		100	—	—	—	55	—	—	155
<i>Total</i>	7		445	—	—	—	98	210	210	753
Greater Bendigo (C)										
Part A										
Eaglehawk	2		170	—	—	—	—	100	100	270
Central	6		489	—	—	—	133	1,332	1,392	2,014
Huntly — Inner	1		124	—	—	—	42	—	—	166
Marong — Inner	8		714	—	—	—	50	910	910	1,674
Strathfieldsaye — Inner	11		1,178	—	—	—	57	—	—	1,235
Part B	2		230	—	—	—	27	—	—	257
<i>Total</i>	30		2,905	—	—	—	309	2,342	2,402	5,616
Loddon (S)										
North	—		—	—	—	—	—	—	—	—
South	1		22	—	—	—	12	—	—	34
<i>Total</i>	1		22	—	—	—	12	—	—	34
Macedon Ranges (S)										
Kyneton	5		415	—	—	—	215	—	—	630
Romsey	6		546	—	—	—	152	—	—	697
Balance	14		1,507	—	—	—	253	—	—	1,760
<i>Total</i>	25		2,467	—	—	—	620	—	—	3,087
Mount Alexander (S)										
Castlemaine	1		70	—	—	—	443	—	—	513
Balance	1		43	—	—	—	—	—	—	43
<i>Total</i>	2		113	—	—	—	443	—	—	557
Loddon-Campaspe (SD)	65	—	5,953	—	—	—	1,483	2,552	2,612	10,047
GOULBURN STATISTICAL DIVISION										
Campaspe (S)										
Echuca	11		894	—	—	—	50	—	—	944
Kyabram	1		78	—	—	—	—	2,500	2,500	2,578
Rochester	1		27	—	—	—	10	—	—	37
South	—		—	—	—	—	14	—	—	14
<i>Total</i>	13		999	—	—	—	74	2,500	2,500	3,573
Delatite (S)										
Benalla	6		405	—	—	—	380	367	367	1,152
North	3		227	—	—	—	100	610	610	937
South	10		627	6	—	1,500	107	600	600	2,834
<i>Total</i>	19		1,259	6	—	1,500	587	1,577	1,577	4,923
Greater Shepparton (C)										
Part A	24	2	2,226	—	—	—	183	510	510	2,919
Part B										
East	2		196	—	—	—	75	—	—	271
West	2		142	—	—	—	241	50	120	503
<i>Total</i>	28	2	2,565	—	—	—	499	560	630	3,694
Mitchell (S)										
North	5		447	—	—	—	47	53	125	619
South	6		489	—	—	—	497	—	—	986
<i>Total</i>	11		936	—	—	—	544	53	125	1,606
Moira (S)	14		1,351	2	—	152	127	380	380	2,009
Murrindindi (S)										
East	3		272	—	—	—	369	700	700	1,341
West	1		190	—	—	—	69	—	—	259
<i>Total</i>	4		462	—	—	—	438	700	700	1,600
Strathbogie (S)	—		—	—	—	—	20	—	—	20
Goulburn (SD)	89	2	7,572	8	—	1,652	2,289	5,770	5,912	17,425

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 1996 -continued

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	4		439	---	---	---	1,010	---	---	1,449
West	2		191	---	---	---	93	---	---	284
Total	6		630	---	---	---	1,103			1,733
Indigo (S)										
Part A	4		433	---	---	---	101	76	76	610
Part B	2		130	---	---	---	30			160
Total	6		563	---	---	---	131	76	76	770
Milawa (S)										
North	2		170	---	---	---	57			227
South	7		819	---	---	---	200		208	1,227
Wangaratta	2		282	---	---	---	313	100	100	695
Total	11		1,270	---	---	---	571	100	308	2,150
Towong (S)										
Part A	---		---	---	---	---	---	---	---	---
Part B	2		112	---	---	---	---	---	---	112
Total	2		112	---	---	---	---	---	---	112
Wodonga (RC)	16	4	2,385	3	---	146	117	180	180	2,828
Ovens-Murray (SD)	41	4	4,961	3	---	146	1,921	356	564	7,592
EAST GIPPSLAND STATISTICAL DIVISION										
East Gippsland (S)										
Bairnsdale	11		962	2	---	130	105	100	100	1,297
Orbost	2		154	---	---	---	60	90	90	304
South-West	1		80	---	---	---	10			90
Balance	3		351	---	---	---	110	70	70	531
Total	17		1,547	2	---	130	285	260	260	2,222
Wellington (S)										
Alberton	---		---	---	---	---	61	---	---	61
Avon	2		234	---	---	---	---	125	125	359
Maffra	3		185	---	---	---	12	195	195	392
Rosedale	3		187	---	---	---	41		160	388
Sale	2	3	514	---	---	---	40	858	858	1,413
Total	10	3	1,121	---	---	---	154	1,178	1,338	2,612
East Gippsland (SD)	27	3	2,667	2	---	130	439	1,438	1,598	4,834

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 1996 *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	10	—	682	—	—	—	174	461	461	1,316
Balance	7	—	573	—	—	—	322	225	225	1,120
<i>Total</i>	<i>17</i>	<i>—</i>	<i>1,255</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>496</i>	<i>686</i>	<i>686</i>	<i>2,436</i>
Baw Baw (S)										
Part A	—	—	—	—	—	—	10	—	—	10
Part B										
East	3	—	110	—	—	—	10	—	—	120
West	12	—	1,289	2	—	140	461	581	581	2,471
<i>Total</i>	<i>15</i>	<i>—</i>	<i>1,399</i>	<i>2</i>	<i>—</i>	<i>140</i>	<i>481</i>	<i>581</i>	<i>581</i>	<i>2,601</i>
La Trobe (S)										
Moe	2	8	755	—	31	1,586	87	50	100	2,528
Morwell	4	—	400	—	—	—	122	—	—	523
Traralgon	7	—	657	2	—	80	275	—	—	1,012
Balance	1	—	90	—	—	—	25	—	—	115
<i>Total</i>	<i>14</i>	<i>8</i>	<i>1,903</i>	<i>2</i>	<i>31</i>	<i>1,666</i>	<i>509</i>	<i>50</i>	<i>100</i>	<i>4,178</i>
South Gippsland (S)										
Central	9	—	657	—	—	—	183	90	90	930
East	2	—	150	—	—	—	141	—	—	291
West	—	—	—	—	—	—	39	130	130	169
<i>Total</i>	<i>11</i>	<i>—</i>	<i>807</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>362</i>	<i>220</i>	<i>220</i>	<i>1,390</i>
Yarra Ranges (S) — Pt B (d)	1	—	80	—	—	—	—	—	—	80
Bass Strait Islands										
French Island	1	—	89	—	—	—	—	—	—	89
Yallourn Works Area										
Gippsland (SD)	59	8	5,533	4	31	1,806	1,849	1,537	1,587	10,775
VICTORIA										
Victoria	1,491	53	164,759	446	42	37,665	53,057	184,314	259,057	514,538

(a) For details of changes to Statistical Local Areas, please refer to paragraphs 28-30 of the Explanatory Notes. (b) Excludes Conversions, etc. (c) Details relating to individual classes of building are available on request. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Three of these are included in the Melbourne Statistical Division and one is included in the Gippsland Statistical Division. Approvals data for these SLAs are shown in Table 8 under the relevant Statistical Divisions.

TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS (a), MAY 1996

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	8	—	970	—	—	—	89	—	—	1,060
— Corio — Inner	19	—	1,718	2	—	110	330	890	940	3,098
— Geelong	1	—	50	—	—	—	239	683	683	972
— Geelong West	1	—	226	2	—	90	213	145	145	674
— Newtown	2	—	280	—	—	—	320	—	—	600
— South Barwon — Inner	13	—	1,549	—	—	—	209	3,192	3,192	4,949
Greater Geelong City Part A (SSD)	44	—	4,793	4	—	200	1,399	4,910	4,960	11,352
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) —										
— Central	4	1	573	17	—	952	793	621	2,621	4,939
— Inner North	10	—	1,035	—	—	—	421	207	307	1,764
— North	1	—	60	—	—	—	—	—	—	60
— South	8	—	697	2	—	100	71	554	854	1,721
Ballarat City (SSD)	23	1	2,365	19	—	1,052	1,285	1,382	3,782	8,484
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) — Pt A	14	—	1,382	—	—	—	343	728	807	2,532
Mildura Rural City Part A (SSD)	14	—	1,382	—	—	—	343	728	807	2,532
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
— Eaglehawk	2	—	170	—	—	—	—	100	100	270
— Central	6	—	489	—	—	—	133	1,332	1,392	2,014
— Huntly — Inner	1	—	124	—	—	—	42	—	—	166
— Marong — Inner	8	—	714	—	—	—	50	910	910	1,674
— Strathfieldsaye — Inner	11	—	1,178	—	—	—	57	—	—	1,235
Greater Bendigo City Part A (SSD)	28	—	2,675	—	—	—	282	2,342	2,402	5,359
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	24	2	2,226	—	—	—	183	510	510	2,919
Shepparton City Part A (SSD)	24	2	2,226	—	—	—	183	510	510	2,919
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) — Pt A	4	—	433	—	—	—	101	76	76	610
Towong (S) — Pt A	—	—	—	—	—	—	—	—	—	—
Wodonga (RC)	16	4	2,385	3	—	146	117	180	180	2,828
Wodonga (SSD)	20	4	2,819	3	—	146	218	256	256	3,438
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
— Moe	2	8	755	—	31	1,586	87	50	100	2,528
— Morwell	4	—	400	—	—	—	122	—	—	523
— Traralgon	7	—	657	2	—	80	275	—	—	1,012
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	14	8	1,903	2	31	1,666	519	50	100	4,188

(a) For details of changes to Statistical Local Areas and Statistical Subdivisions, please refer to paragraphs 28-30 of the Explanatory Notes. (b) Excludes Conversions, etc. (c) Details relating to individual classes of building are available on request.

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Enterta- inmem and recreati- onal	Miscel- laneous	Total
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
1995 March	1,245	33,097	9,859	23,566	10,650	10,936	937	5,965	5,221	4,534	106,011
April	1,770	14,416	10,385	28,231	7,538	16,359	---	4,632	885	6,969	91,186
May	3,329	27,212	12,405	53,645	12,874	29,544	70	14,245	8,710	26,762	188,796
1996 March	1,725	7,054	9,124	28,982	67,052	17,914	---	3,038	4,218	13,756	152,863
April	4,124	16,154	9,948	29,450	13,145	38,341	---	12,281	4,621	8,527	136,592
May	5,094	62,836	10,520	29,256	29,178	47,387	1,687	8,735	16,998	9,356	221,049
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
1995 March	---	632	1,500	280	484	170	---	140	206	153	3,565
April	---	200	1,355	1,766	1,284	---	60	508	4,180	128	9,482
May	9,600	1,620	1,695	1,833	1,344	114	---	---	2,285	---	18,491
1996 March	---	350	464	240	660	---	---	400	600	55	2,769
April	350	80	640	1,030	506	644	---	---	1,575	315	5,140
May	---	1,963	130	---	565	50	---	3,192	470	1,000	7,370
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
1995 March	---	50	2,265	---	170	1,256	---	1,700	1,200	---	6,641
April	---	90	260	---	133	---	---	---	---	---	483
May	---	235	123	---	435	---	---	---	50	---	843
1996 March	2,846	68	804	790	50	---	---	2,134	225	850	7,767
April	---	54	78	---	---	50	---	---	55	50	287
May	---	60	4,942	310	317	3,338	---	70	50	1,171	10,258
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
1995 March	3,184	610	---	329	75	139	---	---	205	410	4,972
April	---	---	160	242	---	1,750	---	---	120	---	2,272
May	210	65	564	100	---	---	---	897	---	50	1,887
1996 March	---	300	700	1,780	250	100	---	---	50	918	4,098
April	86	1,231	---	150	---	271	---	240	244	387	2,609
May	---	320	232	---	160	601	---	2,140	469	350	4,272

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	Total
WIMMERA STATISTICAL DIVISION											
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
1995 March		70	70		300	--					440
April							283	57	178		518
May		120	426		150					500	1,196
1996 March		60	50								110
April				645	264						909
May			110	745		330			295	839	2,319
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
1995 March		70		193					80		343
April	55										55
May		513		367		300		300		86	1,566
1996 March				450							450
April		110	52	260	270	930		1,256		65	2,943
May			159	379		350			508	120	1,516
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.
1995 March	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
April	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996 March		385	65	553	695	3,050	150				4,898
April	1,050	2,031	286	689	60	476				80	4,672
May		1,460	100	655	190	60				147	2,612
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.
1995 March	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
April	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996 March	700	785	580	315	215	235		350	4,614	100	7,894
April			1,643	800	260			1,132	213		4,049
May	700	610	504	139	2,626			980		353	5,912

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	Total
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.
1995 March	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
April	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996 March	--	1,230	90	342	52	--	--	--	70	--	1,784
April	52	280	315	1,264	1,500	--	--	--	--	--	3,411
May	--	--	256	308	--	--	--	--	--	--	564
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.
1995 March	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
April	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
May	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996 March	85	370	100	90	--	--	--	--	--	70	715
April	--	--	--	--	78	61	--	2,228	--	130	2,497
May	--	600	170	518	--	235	--	--	75	--	1,598
GIPPSLAND STATISTICAL DIVISION											
1992-93	2,101	5,067	2,996	4,529	2,211	3,583	1,619	682	7,290	580	30,658
1993-94	2,299	4,164	3,248	14,498	3,584	8,213	154	1,713	1,852	912	40,639
1994-95	1,412	9,754	6,871	5,081	4,511	3,630	152	284	2,495	3,146	37,337
1995 March	287	1,305	357	798	1,438	94	--	104	275	101	4,759
April	--	143	700	1,107	60	749	--	--	--	1,880	4,639
May	75	450	2,920	298	60	678	--	--	1,145	--	5,626
1996 March	--	1,040	100	140	350	50	--	--	--	569	2,249
April	--	1,160	216	--	--	51	--	--	--	203	1,631
May	200	611	90	125	--	--	90	--	291	180	1,587
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
1995 March	5,101	35,961	15,548	25,286	13,925	13,655	1,137	7,909	8,036	5,535	132,093
April	1,825	17,491	13,820	33,323	9,015	19,149	408	8,967	5,363	9,286	118,648
May	13,464	34,442	20,734	56,495	15,704	31,594	170	17,320	13,020	28,007	230,951
1996 March	5,356	11,642	12,077	33,682	69,324	21,349	150	5,922	9,777	16,318	185,598
April	5,662	21,100	13,179	34,288	16,083	40,825	--	17,136	6,708	9,757	164,740
May	5,994	68,460	17,213	32,435	33,036	52,351	1,777	15,117	19,156	13,516	259,057

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

**TABLE 11. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION (b)
MAY 1996**

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	Total		
NUMBER OF DWELLING UNITS										
Melbourne	1,040	210	110	320	28	61	—	89	409	1,449
Barwon	94	4	—	4	—	—	—	—	4	98
Western District	21	—	2	2	—	—	—	—	2	23
Central Highlands	54	19	—	19	—	—	—	—	19	73
Wimmera	17	2	2	4	—	—	—	—	4	21
Mallee	20	2	—	2	—	—	—	—	2	22
Loddon	65	—	—	—	—	—	—	—	—	65
Goulburn	91	2	6	8	—	—	—	—	8	99
Ovens-Murray	45	3	—	3	—	—	—	—	3	48
East Gippsland	19	2	—	2	—	—	—	—	2	21
Gippsland	67	12	—	12	23	—	—	23	35	102
Victoria	1,544	256	120	376	51	61	—	112	488	2,032
VALUE (\$'000)										
Melbourne	117,806	14,448	9,078	23,526	1,223	7,323	—	8,546	32,072	149,878
Barwon	9,489	200	—	200	—	—	—	—	200	9,689
Western District	2,084	—	175	175	—	—	—	—	175	2,259
Central Highlands	4,680	1,052	—	1,052	—	—	—	—	1,052	5,732
Wimmera	1,816	91	102	193	—	—	—	—	193	2,008
Mallee	2,198	239	—	239	—	—	—	—	239	2,437
Loddon	5,953	—	—	—	—	—	—	—	—	5,953
Goulburn	7,572	152	1,500	1,652	—	—	—	—	1,652	9,224
Ovens-Murray	4,961	146	—	146	—	—	—	—	146	5,107
East Gippsland	1,781	130	—	130	—	—	—	—	130	1,911
Gippsland	5,533	724	—	724	1,082	—	—	1,082	1,806	7,339
Victoria	164,759	17,182	10,855	28,037	2,305	7,323	—	9,628	37,665	202,423

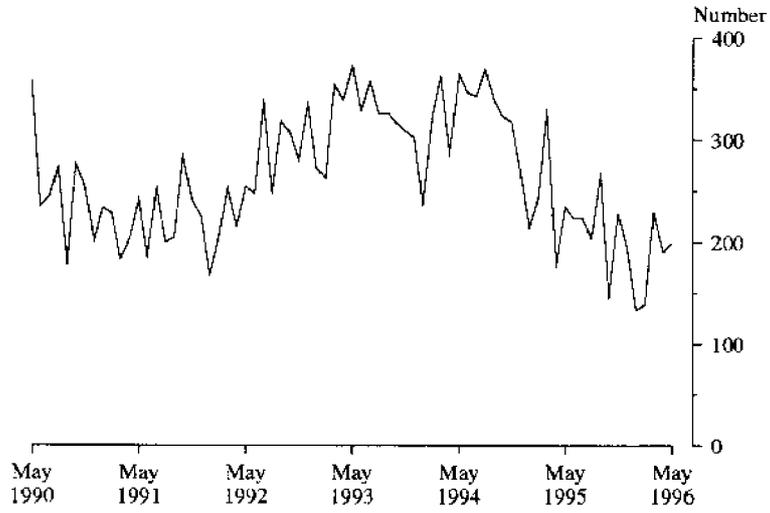
(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

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

Statistical division / subdivision (b)	1993-94	1994-95	July - May 1995-96	May 1996
Melbourne (SD)	3,021	2,672	1,800	165
Greater Geelong City Part A (SSD)	193	108	63	10
Barwon (SD)	275	164	73	10
Western District (SD)	43	56	26	2
Ballarat City (SSD) (c)	n.a.	45	30	8
Central Highlands (SD)	43	58	39	8
Wimmera (SD)	17	20	5	1
Mildura Rural City Part A (SSD)	48	27	11	—
Mallee (SD)	75	49	17	—
Greater Bendigo City Part A (SSD)	100	54	40	—
Loddon (SD) (c)	n.a.	n.a.	55	1
Greater Shepparton City Part A (SSD)	27	20	7	—
Goulburn (SD) (c)	n.a.	n.a.	45	4
Wodonga (SSD) (c)	n.a.	n.a.	12	—
Ovens-Murray (SD) (c)	n.a.	n.a.	26	—
East Gippsland (SD) (c)	n.a.	n.a.	10	—
Latrobe Valley (SSD) (c)	n.a.	n.a.	33	6
Gippsland (SD)	86	76	53	8
Victoria	3,858	3,382	2,149	199

(a) Refer to paragraph 10 of the explanatory notes. (b) As a result of changes to Statistical Division and Statistical Subdivision boundaries, data for periods prior to July 1995 are not directly comparable to data for periods from July 1995 onward. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered.

**DUAL OCCUPANCY DWELLING UNITS APPROVED,
VICTORIA**



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

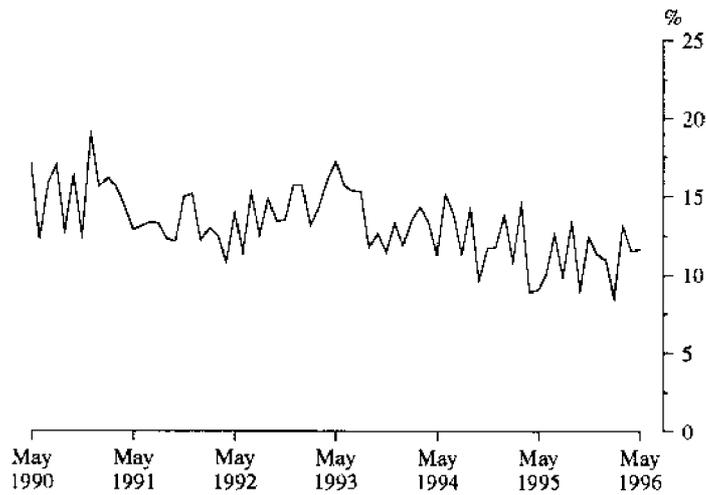


TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area (b) (c)	1993-94	1994-95	July - May 1995-96	May 1996
Banyule (C)				
Heidelberg	n.a.	n.a.	27	2
North	n.a.	n.a.	34	14
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>61</i>	<i>16</i>
Bayside (C)				
Brighton	62	87	46	1
South	n.a.	n.a.	58	6
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>104</i>	<i>7</i>
Boroondara (C)				
Camberwell North	n.a.	n.a.	33	—
Camberwell South	n.a.	n.a.	33	—
Hawthorn	24	23	8	—
Kew	36	35	24	—
<i>Total</i>	<i>211</i>	<i>174</i>	<i>98</i>	<i>—</i>
Brimbank (C)				
Keilor	n.a.	n.a.	59	9
Sunshine	n.a.	n.a.	28	8
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>87</i>	<i>17</i>
Cardinia (S)				
Pakenham	n.a.	n.a.	13	—
South	n.a.	n.a.	1	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>14</i>	<i>—</i>
Casey (C)				
Berwick	n.a.	n.a.	37	2
South	n.a.	n.a.	16	2
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>53</i>	<i>4</i>
Darebin (C)				
Northcote	n.a.	n.a.	17	4
Preston	n.a.	n.a.	37	3
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>54</i>	<i>7</i>
Frankston (C)				
East	n.a.	n.a.	7	—
West	n.a.	n.a.	18	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>25</i>	<i>—</i>
Glen Eira (C)				
Caulfield	86	106	73	8
South	n.a.	n.a.	96	11
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>169</i>	<i>19</i>
Greater Dandenong (C)				
Dandenong	34	25	9	1
Balance	n.a.	n.a.	26	2
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>35</i>	<i>3</i>
Hobsons Bay (C)				
Altona	n.a.	n.a.	38	1
Williamstown	n.a.	n.a.	33	2
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>71</i>	<i>3</i>
Hume (C)				
Broadmeadows	n.a.	n.a.	22	2
Craigieburn	n.a.	n.a.	6	—
Sunbury	n.a.	n.a.	1	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>29</i>	<i>2</i>
Kingston (C)				
North	n.a.	n.a.	63	11
South	n.a.	n.a.	33	2
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>96</i>	<i>13</i>
Knox (C)				
Manningham (C)	n.a.	n.a.	38	4
Manlymng (C)	n.a.	n.a.	58	—
Maroondah (C)	n.a.	n.a.	36	4
Maroondah (C)				
Croydon	n.a.	n.a.	38	3
Ringwood	n.a.	n.a.	20	2
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>58</i>	<i>5</i>
Melbourne (C)				
Inner	—	—	—	—
Remainder	n.a.	8	4	4
<i>Total</i>	<i>n.a.</i>	<i>8</i>	<i>4</i>	<i>4</i>
Melton (S)				
East	n.a.	n.a.	1	—
Balance	n.a.	n.a.	3	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>4</i>	<i>—</i>
Monash (C)				
South-West	n.a.	n.a.	52	6
Waverley East	n.a.	n.a.	45	6
Waverley West	n.a.	n.a.	117	12
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>214</i>	<i>24</i>

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

<i>Statistical local area (b) (c)</i>	<i>1993-94</i>	<i>1994-95</i>	<i>July - May 1995-96</i>	<i>May 1996</i>
Moonee Valley (C)				
Essendon	64	55	45	3
West	n.a.	n.a.	50	8
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>95</i>	<i>11</i>
Moreland (C)				
Brunswick	27	6	8	—
Coburg	n.a.	n.a.	6	—
North	n.a.	n.a.	6	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>20</i>	<i>—</i>
Mornington Peninsula (S)				
East	n.a.	n.a.	12	—
South	10	14	14	1
West	n.a.	n.a.	17	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>43</i>	<i>1</i>
Nilfumbik (S)				
South-West	n.a.	n.a.	3	2
Balance	n.a.	n.a.	7	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>10</i>	<i>2</i>
Port Phillip (C)				
St Kilda	n.a.	n.a.	10	—
West	n.a.	10	9	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>19</i>	<i>—</i>
Stonnington (C)				
Prahran	n.a.	n.a.	29	4
Malvern	28	59	32	2
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>61</i>	<i>6</i>
Whitehorse (C)				
Box Hill	96	69	38	3
Nunawading East	n.a.	n.a.	24	4
Nunawading West	n.a.	n.a.	43	4
<i>Total</i>	<i>213</i>	<i>190</i>	<i>105</i>	<i>11</i>
Whittlesea (C)	n.a.	n.a.	61	—
Wyndham (C)	n.a.	n.a.	20	2
Yarra (C)				
North	n.a.	n.a.	5	—
Richmond	22	29	25	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>30</i>	<i>—</i>
Yarra Ranges (S) (d)				
Central	1	2	3	—
North	n.a.	n.a.	2	—
South-West	n.a.	n.a.	23	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>28</i>	<i>—</i>
Melbourne Statistical Division	3,021	2,672	1,800	165
Rest of Victoria	837	710	349	34
Total Victoria	3,858	3,382	2,149	199

(a) Refer to paragraph 10 of the Explanatory Notes. (b) As a result of changes to Statistical Division and Statistical Subdivision boundaries, data for periods prior to July 1995 are not directly comparable to data for periods from July 1995 onward. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Approvals data for the three SLAs included in the Melbourne Statistical Division are shown in Table 13. The other SLA is included in the Gippsland Statistical Division.

EXPLANATORY NOTES

INTRODUCTION

1. This publication contains monthly details of building work approved.
2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

SCOPE AND COVERAGE

3. Statistics of building work approved are compiled from:
 - (a) permits issued by local authorities in areas subject to building control by those authorities; and
 - (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.
 - (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).
 - (d) permits issued by licensed private building surveyors.

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

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication Engineering Construction Survey (8762.0).

5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

DEFINITIONS

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

8. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals or temporary accommodation, such as motels, hostels and holiday apartments are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential buildings approved.

9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

10. Details of dual occupancy dwelling units approved are included in Tables 12 and 13 of this publication. The dual occupancy concept applies in each case where two dwelling units occupy a single residential allotment and new dwelling units are created as follows:

- (a) when two new dwelling units are to be erected on one allotment both units are counted.
- (b) when one new dwelling unit is to be erected on an allotment already occupied by an existing dwelling unit, the new unit is counted.
- (c) when an existing dwelling unit is to be altered or added to, to create two dwelling units, one new unit is counted.
- (d) when a non-residential building is to be altered and/or added to, to create two dwelling units, both units are counted.

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

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

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

14. Value data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

BUILDING CLASSIFICATION

15. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

16. *Functional classification of buildings:* a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

SEASONAL ADJUSTMENT

17. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

18. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from 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.

19. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

20. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

21. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

TREND ESTIMATES

22. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

23. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

24. While the smoothing technique described in paragraphs 22 and 23 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

ESTIMATES AT CONSTANT PRICES

25. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 4. (Note: monthly value data at constant prices are not available.)

26. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

27. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

28. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.4* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

29. 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).

30. 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

31. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

32. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0) – issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, Victoria (8741.2) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly
Building Activity, Victoria (8752.2) – issued quarterly

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

ELECTRONIC SERVICES

34. A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS Office. Selected ABS statistics are available on floppy disk. Further information is available on (06) 252 6684.

RECORDED MESSAGE SERVICES

0055 26400

Consumer Price Index

National Accounts

Balance of Payments

Labour Force Estimates

Average Weekly Earnings

Estimated Resident Population

SYMBOLS AND OTHER USAGES

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

.. not applicable

— nil or rounded to zero

r figure or series revised since previous issue

n.a. not available

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

STUART JACKSON

Deputy Commonwealth Statistician

