

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

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

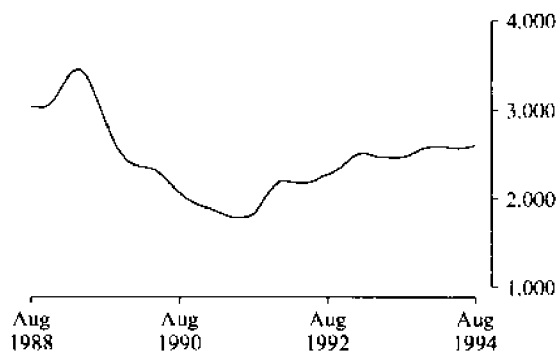
(1) Inclusion in dwelling unit commencement (first inspection) statistics, details relating to approvals issued by Registered Private Surveyors following implementation by the Victorian Government of the Building Act 1993 on 1 July 1994 - refer to paragraph 2 of the explanatory notes.

(2) Presentation in Table 3 in this publication, of Statistical Local Area information, which reflects boundary changes implemented by the State Government as part of its ongoing review of local government boundaries. Refer to paragraphs 15 and 16 in the explanatory notes, and the list of boundary changes enclosed with the July 1994 issue of this publication.

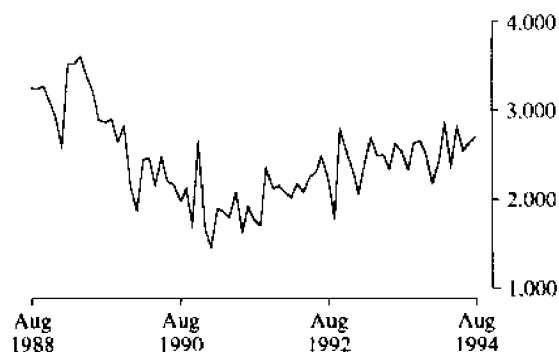
MAIN FEATURES

- Trend estimates of the number of dwelling units commenced in August 1994 (2,607) showed a 1 per cent increase over the figure recorded for July 1994 (2,583) and a 6 per cent increase over the figure for August 1993 (2,465). Apart from successive increases which occurred in the series between August 1993 and February 1994, the trend estimate has shown a slight decrease each month from May 1993 to May 1994. In the last three months a slight increase has again occurred in the trend estimate.
- In original terms the number of dwelling units commenced in August 1994 (2,703) was 2 per cent higher than in July 1994 (2,639) and 7 per cent higher than in August 1993 (2,534).
- There were 54 new public sector residential buildings commenced during August 1994, the lowest number since October 1992 when 47 units were recorded.

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



**NUMBER OF NEW DWELLING UNITS COMMENCED
ORIGINAL**



INQUIRIES

For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnersly on Melbourne (03) 615 7000; or any ABS State office.

For information about other ABS statistics and services contact Information Services on Melbourne (03) 615 7000; or any ABS State office.

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

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings (a)	Total	Houses	Other residential buildings (a)	Total	Houses	Other residential buildings (a)	Total
MELBOURNE STATISTICAL DIVISION (b)									
1991-92	14,063	1,446	15,509	411	541	952	14,474	1,987	16,461
1992-93	16,622	1,877	18,499	639	213	852	17,261	2,090	19,351
1993-94	16,918	2,881	19,799	760	296	1,056	17,678	3,177	20,855
1993—									
June	1,351	149	1,500	72	—	72	1,423	149	1,572
July	1,472	316	1,788	67	28	95	1,539	344	1,883
August	1,481	194	1,675	53	14	67	1,534	208	1,742
September	1,255	258	1,513	55	29	84	1,310	287	1,597
October	1,452	206	1,658	64	—	64	1,516	206	1,722
November	1,472	195	1,667	44	—	44	1,516	195	1,711
December	1,189	350	1,539	212	2	214	1,401	352	1,753
1994—									
January	1,114	266	1,380	72	68	140	1,186	334	1,520
February	1,408	152	1,560	42	49	91	1,450	201	1,651
March	1,744	180	1,924	42	20	62	1,786	200	1,986
April	1,299	260	1,559	35	34	69	1,334	294	1,628
May	1,538	346	1,884	38	36	74	1,576	382	1,958
June	1,494	158	1,652	36	16	52	1,530	174	1,704
July	1,575	182	1,757	20	86	106	1,595	268	1,863
August	1,685	147	1,832	16	3	19	1,701	150	1,851
VICTORIA									
1991-92	21,655	1,944	23,599	613	751	1,364	22,268	2,695	24,963
1992-93	25,248	2,214	27,462	978	322	1,300	26,226	2,536	28,762
1993-94	25,895	3,070	28,965	1,107	441	1,548	27,002	3,511	30,513
1993—									
June	2,063	196	2,259	85	2	87	2,148	198	2,346
July	2,176	326	2,502	93	28	121	2,269	354	2,623
August	2,216	224	2,440	80	14	94	2,296	238	2,534
September	1,949	271	2,220	90	29	119	2,039	300	2,339
October	2,235	244	2,479	161	—	161	2,396	244	2,640
November	2,360	212	2,572	74	6	80	2,434	218	2,652
December	1,895	354	2,249	247	2	249	2,142	356	2,498
1994—									
January	1,742	275	2,017	100	68	168	1,842	343	2,185
February	2,084	166	2,250	48	148	196	2,132	314	2,446
March	2,576	199	2,775	58	25	83	2,634	224	2,858
April	2,001	270	2,271	62	41	103	2,063	311	2,374
May	2,375	362	2,737	49	36	85	2,424	398	2,822
June	2,286	167	2,453	45	44	89	2,331	211	2,542
July	2,318	200	2,518	29	92	121	2,347	292	2,639
August	2,480	169	2,649	26	28	54	2,506	197	2,703

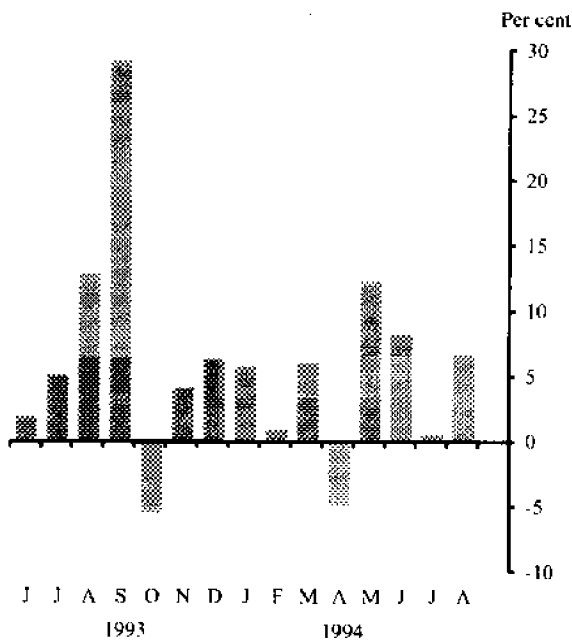
(a) Number of dwelling units. (b) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991.

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

Period	Private sector houses			Total dwellings		
	Original	Seasonally adjusted(a)	Trend estimate(a)	Original	Seasonally adjusted(a)	Trend estimate(a)
1991-92	21,655	21,599	21,583	24,963	24,999	25,044
1992-93	25,248	25,299	25,328	28,762	28,845	28,945
1993-94	25,895	25,955	25,907	30,513	30,676	30,537
1993—						
June	2,063	2,047	2,115	2,346	2,312	2,461
July	2,176	2,084	2,101	2,623	2,547	2,458
August	2,216	2,170	2,089	2,534	2,504	2,465
September	1,949	2,091	2,077	2,339	2,518	2,481
October	2,235	2,044	2,080	2,640	2,489	2,513
November	2,360	2,071	2,098	2,652	2,341	2,550
December	1,895	2,057	2,124	2,498	2,645	2,575
1994—						
January	1,742	2,280	2,157	2,185	2,853	2,591
February	2,084	2,071	2,192	2,446	2,463	2,596
March	2,576	2,418	2,220	2,858	2,616	2,589
April	2,001	2,139	2,239	2,374	2,463	2,576
May	2,375	2,179	2,256	2,822	2,553	2,569
June	2,286	2,355	2,274	2,542	2,684	2,575
July	2,318	2,264	2,293	2,639	2,572	2,583
August	2,480	2,349	2,319	2,703	2,582	2,607

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

NEW DWELLING COMMENCEMENTS, VICTORIA, ANNUAL PERCENTAGE CHANGE



NUMBER OF NEW DWELLING COMMENCEMENTS

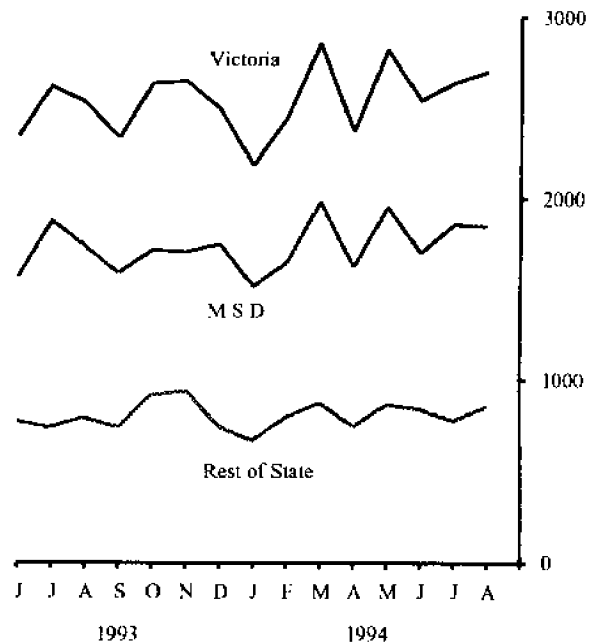


TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings				
	July - Aug.		August		July - Aug.		August		July - Aug.		August		
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	
MELBOURNE STATISTICAL DIVISION													
Altona (C)	238	47	26	19	61	2	—	—	2	299	49	26	21
Berwick (C)	1,850	371	157	205	35	5	—	5	5	1,885	376	157	210
Box Hill (C)	162	38	18	18	35	6	—	—	—	197	44	18	18
Brighton (C)	121	36	11	27	35	26	12	24	24	156	62	23	51
Broadmeadows (C)	280	68	24	45	47	6	22	6	6	327	74	46	51
Brunswick (C)	36	13	—	7	39	2	5	—	—	75	15	5	7
Bulla (S)	1,091	150	126	77	—	—	—	—	—	1,091	150	126	77
Camberwell (C)	355	112	30	60	43	13	—	8	8	398	125	30	68
Caulfield (C)	203	39	20	26	129	50	17	40	40	332	89	37	66
Chelsea (C)	95	29	7	25	6	7	2	7	7	101	36	9	32
Coburg (C)	71	12	6	7	30	—	5	—	—	101	12	11	7
Collingwood (C)	20	1	—	—	17	—	—	—	—	37	1	—	—
Cranbourne (C)	1,385	218	87	113	36	—	—	—	—	1,421	218	87	113
Croydon (C)	292	90	37	39	12	—	—	—	—	304	90	37	39
Dandenong (C)	73	16	5	9	16	—	—	—	—	89	16	5	9
Diamond Valley (S)	280	42	18	20	6	—	—	—	—	286	42	18	20
Doncaster and Templestowe (C)	432	76	41	35	84	—	—	—	—	516	76	43	35
Eltham (S)	231	41	22	14	41	—	—	—	—	272	41	22	14
Essendon (C) (e)	97	20	2	6	53	5	3	2	2	150	25	5	8
Fitzroy (C) (e)	39	2	—	2	178	19	—	—	7	217	21	—	9
Flinders (S)	554	104	58	56	—	—	—	—	—	554	104	58	56
Footscray (C)	33	12	—	3	59	17	—	—	—	92	29	—	3
Frankston (C)	264	49	21	16	6	4	—	—	—	270	53	21	16
Hastings (S)	246	31	24	16	—	—	—	—	—	246	31	24	16
Hawthorn (C)	36	10	4	7	77	—	—	—	—	113	10	6	7
Healesville (S)	64	10	3	2	—	—	—	—	—	64	10	3	2
Heidelberg (C)	278	59	14	28	34	8	—	8	8	312	67	14	36
Keilor (C)	968	139	96	77	34	11	12	6	6	1,002	150	108	83
Kew (C)	85	22	11	16	187	—	—	—	—	272	22	13	16
Knox (C)	1,193	162	114	89	3	7	3	7	7	1,196	169	117	96
Lilydale (S)	436	111	23	59	13	2	—	—	—	449	113	23	59
Malvern (C)	95	24	13	17	82	4	12	—	—	177	28	25	17
Melbourne (C) (e)	25	3	1	2	649	48	15	—	—	674	51	16	2
Melton (S)	427	105	37	45	2	2	—	—	—	429	107	37	45
Moorabbin (C)	321	69	23	35	34	28	—	—	3	355	97	23	38
Mordialloc (C)	117	15	12	5	19	—	—	—	—	136	15	16	5
Mornington (S)	364	82	24	40	4	—	—	—	—	373	82	28	40
Northcote (C)	52	11	8	4	63	2	2	—	—	115	13	10	4
Nunawading (C)	299	55	31	35	82	—	—	—	—	381	55	66	35
Oakleigh (C)	142	51	10	29	37	—	—	—	—	179	51	12	29
Pakenham (S)	437	57	31	33	—	—	—	—	—	437	57	31	33
Port Melbourne (C) (e)	13	3	1	1	21	8	—	—	—	34	11	1	1

See footnotes at end of table.

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

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Aug.		August		July - Aug.		August		July - Aug.		August	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
MELBOURNE STATISTICAL DIVISION—continued												
Prahan (C)	42	7	—	6	167	85	—	8	209	92	—	14
Preston (C)	259	27	21	11	103	3	—	—	362	30	21	11
Richmond (C)	25	3	1	3	77	4	32	2	102	7	33	5
Ringwood (C)	221	24	16	10	2	—	—	—	223	24	16	10
St Kilda (C)	18	1	—	1	28	4	4	—	46	5	4	1
Sandringham (C)	131	31	10	18	10	—	—	—	141	31	10	18
Sherbrooke (S)	51	7	3	5	—	—	—	—	51	7	3	5
South Melbourne (C) (c)	28	2	1	1	222	—	—	—	250	2	1	1
Springvale (C)	446	69	21	46	31	2	—	—	477	71	21	46
Sunshine (C)	239	35	30	22	36	12	3	12	275	47	33	34
Upper Yarra (S) Pt A	61	10	3	7	—	—	—	—	61	10	3	7
Waverley (C)	326	59	14	19	132	1	8	1	458	60	22	20
Werrisbee (C)	1,117	205	125	108	2	19	—	—	1,119	224	125	108
Whittlesea (C)	744	190	82	64	30	2	—	2	774	192	82	66
Williamstown (C)	170	21	11	11	23	4	—	—	193	25	11	11
Total Division	17,678	3,296	1,534	1,701	3,177	418	208	150	20,855	3,714	1,742	1,851
BARWON STATISTICAL DIVISION												
Barrackburn (S) Pt A and Pt B (c)	49	n.a.	—	n.a.	—	n.a.	—	n.a.	49	n.a.	—	n.a.
Barrabool (S) Pt A and Pt B (c)	204	n.a.	15	n.a.	2	n.a.	—	n.a.	206	n.a.	15	n.a.
Bellarine (RC) Pt A and Pt B (c)	483	n.a.	45	n.a.	8	n.a.	—	n.a.	491	n.a.	45	n.a.
Colac (C)	18	3	3	—	—	—	—	—	18	3	3	—
Colac (S) (c)	42	3	3	1	—	—	—	—	42	3	3	1
Corio (S) Pt A and Pt B (c)	305	n.a.	27	n.a.	4	n.a.	—	n.a.	309	n.a.	27	n.a.
Geelong (C) (c)	37	n.a.	7	n.a.	—	n.a.	—	n.a.	37	n.a.	7	n.a.
Geelong West (C) (c)	20	n.a.	4	n.a.	4	n.a.	—	n.a.	24	n.a.	4	n.a.
Greater Geelong (C) — (c)												
— Part A												
Bellarine—Inner	n.a.	52	n.a.	32	n.a.	—	n.a.	—	n.a.	52	n.a.	32
Corio—Inner	n.a.	59	n.a.	33	n.a.	—	n.a.	—	n.a.	59	n.a.	33
Geelong	n.a.	3	n.a.	3	n.a.	6	—	—	n.a.	9	n.a.	3
Geelong West	n.a.	—	n.a.	—	n.a.	—	—	—	n.a.	—	n.a.	—
Newtown	n.a.	4	n.a.	1	n.a.	—	—	—	n.a.	4	n.a.	1
South Barwon—Inner	n.a.	63	n.a.	27	n.a.	5	n.a.	3	n.a.	68	n.a.	30
— Part B	n.a.	41	n.a.	15	n.a.	—	—	—	n.a.	41	n.a.	15
— Part C	n.a.	1	n.a.	—	n.a.	—	—	—	n.a.	1	n.a.	—
Leigh (S) (c)	18	n.a.	—	n.a.	—	n.a.	—	n.a.	18	n.a.	—	n.a.
Newtown (C) (c)	25	n.a.	3	n.a.	—	n.a.	—	n.a.	25	n.a.	3	n.a.
Otway (S)	59	6	2	5	8	—	—	—	67	6	2	5
Queenscliffe (B)	27	6	3	6	—	—	—	—	27	6	3	6

See footnotes at end of table.

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

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Aug.		August		July - Aug.		August		July - Aug.		August	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
BARWON STATISTICAL DIVISION—continued												
South Barwon (C) Pt A and Pt B (c)	420	n.a.	42	n.a.	31	n.a.	4	n.a.	451	n.a.	46	n.a.
Southern Rural (S) — (c)												
— Central	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
— East	n.a.	11	n.a.	8	n.a.	n.a.	n.a.	n.a.	n.a.	11	n.a.	8
Surf Coast (S) — (c)												
— Part A	n.a.	46	n.a.	26	n.a.	n.a.	n.a.	n.a.	n.a.	46	n.a.	26
— Part B	n.a.	16	n.a.	5	n.a.	n.a.	n.a.	n.a.	n.a.	16	n.a.	5
Winchelsea (S) (c)	52	n.a.	1	n.a.	n.a.	n.a.	n.a.	n.a.	52	n.a.	1	n.a.
Total Division	1,759	314	155	162	57	11	4	3	1,816	325	159	165
WESTERN DISTRICT STATISTICAL DIVISION												
Belfast (S)	2	—	—	—	—	—	—	—	—	—	—	—
Camperdown (T)	3	—	—	—	—	4	—	4	—	4	—	4
Dundas (S)	5	2	—	—	—	—	—	—	5	2	—	—
Glenelg (S)	6	1	1	1	—	—	—	—	6	1	1	1
Hamilton (C)	27	—	3	—	—	—	—	—	27	—	3	—
Hampden (S)	22	1	1	1	—	—	—	—	22	1	1	1
Heytesbury (S)	30	—	—	—	2	—	—	—	32	—	—	—
Heywood (S)	25	5	3	4	—	—	—	—	25	5	3	4
Minhamite (S)	2	—	—	—	—	—	—	—	2	—	—	—
Montlake (S)	5	1	—	1	—	—	—	—	5	1	—	1
Mount Rouse (S)	3	1	1	—	—	—	—	—	3	1	—	—
Port Fairy (B)	27	6	2	3	2	—	—	—	29	6	2	3
Portland (C)	46	6	3	5	—	—	—	—	46	6	3	5
Wannon (S)	5	1	—	—	—	—	—	—	5	1	—	—
Warrambool (C)	236	43	21	19	4	1	—	1	240	44	21	20
Warrambool (S)	51	7	5	3	—	—	—	—	51	7	5	3
Lady Julia Percy Island and Tower Hill Lake Reserve	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	495	74	40	37	8	5	—	5	503	79	40	42

See footnotes at end of table.

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

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Aug.		August		July - Aug.		August		July - Aug.		August	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
Ararat (C)	13	3	1	2	—	—	—	—	13	3	1	2
Ararat (S)	15	5	—	3	2	—	—	—	17	5	—	3
Avoca (S)	14	6	2	2	—	—	—	—	14	6	2	2
Bacchus Marsh (S)	181	32	16	18	—	—	—	—	181	32	16	18
Ballarat (C) (c)	126	n.a.	5	n.a.	10	n.a.	3	n.a.	136	n.a.	8	n.a.
Ballan (S) (c)	49	n.a.	6	n.a.	—	n.a.	—	n.a.	49	n.a.	6	n.a.
Ballarat (C) — (c)	n.a.	25	n.a.	18	n.a.	8	n.a.	8	n.a.	33	n.a.	26
— Central	n.a.	19	n.a.	5	n.a.	—	n.a.	—	n.a.	19	n.a.	5
— Inner North	n.a.	1	n.a.	1	n.a.	—	n.a.	—	n.a.	1	n.a.	1
— North	n.a.	31	n.a.	19	n.a.	4	n.a.	4	n.a.	35	n.a.	23
— South	142	n.a.	4	n.a.	—	n.a.	—	n.a.	142	n.a.	4	n.a.
Ballarat (S) Pt A and Pt B (c)	65	n.a.	2	n.a.	—	n.a.	—	n.a.	65	n.a.	2	n.a.
Bungaree (S) Pt A and Pt B (c)	100	n.a.	5	n.a.	2	n.a.	—	n.a.	102	n.a.	5	n.a.
Buninyong (S) Pt A and Pt B (c)	25	5	4	3	—	—	—	—	25	5	4	3
Creswick (S)	97	12	6	8	2	4	2	—	99	16	8	8
Daylesford and Glenlyon (S)	106	n.a.	6	n.a.	—	n.a.	—	n.a.	106	n.a.	6	n.a.
Grenville (S) Pt A and Pt B (c)	9	3	1	3	—	—	—	—	9	3	1	3
Lexton (S)	n.a.	8	n.a.	2	n.a.	—	n.a.	—	n.a.	8	n.a.	2
Moorabool (S) — (c)	n.a.	3	n.a.	—	n.a.	—	n.a.	—	n.a.	3	n.a.	—
— East	14	1	—	1	—	—	—	—	14	1	—	1
— West	75	n.a.	13	n.a.	14	n.a.	—	n.a.	89	n.a.	13	n.a.
Ripon (S) (c)	n.a.	6	n.a.	2	n.a.	—	n.a.	—	n.a.	6	n.a.	2
Sebastopol (B) (c)	12	2	2	1	2	—	—	—	14	2	2	1
Southern Rural (S) — (c)	n.a.	162	73	88	32	16	5	12	1,075	178	78	100
Talbot and Clunes (S)	1,043	162	73	88	32	16	5	12	1,075	178	78	100
Total Division												

See footnotes at end of table.

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

Statistical Local Area	Houses			Other residential buildings (b)			Total residential buildings			
	July - Aug.	August	August	July - Aug.	August	August	July - Aug.	August	August	
	1993-94	1994-95	1993-94	1993-94	1993-94	1993-94	1994-95	1993-94	1993-94	
WIMMERA STATISTICAL DIVISION										
Arapiles (S)	2	1	—	—	—	—	—	2	1	—
Dimboola (S)	6	—	—	—	—	—	—	6	—	—
Donald (S)	5	2	—	—	—	—	—	5	2	—
Dunmunkle (S)	5	—	—	2	—	—	—	7	—	2
Horsham (C)	114	19	4	10	7	—	—	121	19	4
Kaniva (S)	1	—	—	—	—	—	—	1	—	—
Kara Kara (S)	5	1	1	1	—	—	—	5	1	1
Kowree (S)	6	2	—	—	—	—	—	6	2	—
Lowan (S)	15	1	—	1	—	—	—	15	1	—
St Arnaud (T)	12	—	—	—	—	—	—	12	—	—
Stawell (C)	26	3	3	1	—	—	—	26	3	3
Stawell (S)	27	4	2	3	—	—	—	27	4	2
Warracknabeal (S)	9	2	4	1	—	—	—	9	2	4
Wimmera (S)	20	5	—	2	—	—	—	20	5	—
Total Division	253	40	14	19	9	—	—	262	40	16
MALLEE STATISTICAL DIVISION										
Birchip (S)	—	3	—	5	—	—	—	—	3	—
Karkaroc (S)	22	1	—	1	2	—	—	24	1	—
Kerang (B)	18	2	3	1	—	—	—	18	2	3
Kerang (S)	218	26	33	12	23	—	—	241	26	35
Mildura (C)	157	31	14	18	2	—	—	159	31	14
Mildura (S) Pt A and Pt B	47	17	3	9	17	—	—	64	17	3
Swan Hill (C)	37	3	4	3	—	—	—	37	3	4
Swan Hill (S)	9	—	—	—	—	—	—	9	—	—
Walpeup (S)	2	—	—	—	—	—	—	2	—	—
Wycheproof (S)	—	—	—	—	—	—	—	—	—	—
Total Division	513	85	58	49	44	—	2	557	85	60

See footnotes at end of table.

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

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Aug.		August		July - Aug.		August		July - Aug.		August	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
LODDON-CAMPASPE STATISTICAL DIVISION												
Bendigo (C) (c)	125	n.a.	14	n.a.	12	n.a.	2	n.a.	137	n.a.	16	n.a.
Bet Bet (S)	19	4	2	1	—	—	—	—	19	4	2	1
Castlemaine (C)	26	8	1	4	—	—	—	—	26	8	1	4
Charlton (S)	5	—	—	—	—	—	—	—	5	—	—	—
Cokuna (S)	12	7	1	—	—	—	—	—	12	7	1	—
Eaglehawk (B) (c)	70	n.a.	4	n.a.	—	n.a.	—	n.a.	70	n.a.	4	n.a.
East Loddon (S)	3	—	—	—	—	—	—	—	3	—	—	—
Echuca (C)	110	19	8	14	2	—	—	—	112	19	8	14
Gisborne (S)	76	12	9	7	12	—	—	—	88	12	9	7
Gordon (S)	14	—	2	—	—	—	—	—	14	—	2	—
Greater Bendigo (C) — (c)	—	—	—	—	—	—	—	—	—	—	—	—
— Part A	—	—	—	—	—	—	—	—	—	—	—	—
Eaglehawk	n.a.	11	n.a.	3	n.a.	—	n.a.	—	n.a.	11	n.a.	3
Central	n.a.	28	n.a.	15	n.a.	—	n.a.	—	n.a.	28	n.a.	15
Huntly — Inner	n.a.	6	n.a.	1	n.a.	—	n.a.	—	n.a.	6	n.a.	1
Marong — Inner	n.a.	36	n.a.	12	n.a.	—	n.a.	—	n.a.	36	n.a.	12
Strathfieldsaye — Inner	n.a.	24	n.a.	17	n.a.	—	n.a.	—	n.a.	24	n.a.	17
— Huntly Balance	n.a.	1	n.a.	—	n.a.	—	n.a.	—	n.a.	1	n.a.	—
— Marong Balance	n.a.	6	n.a.	3	n.a.	—	n.a.	—	n.a.	6	n.a.	3
— Strathfieldsaye Balance	n.a.	6	n.a.	3	n.a.	—	n.a.	—	n.a.	6	n.a.	3
Huntly (S) Pt A and Pt B (c)	38	n.a.	3	n.a.	—	n.a.	—	n.a.	38	n.a.	3	n.a.
Korong (S)	23	2	4	1	—	—	—	—	23	2	4	1
Kyneton (S)	66	10	4	5	—	—	—	—	66	10	4	5
Melvor (S)	40	5	6	3	—	—	—	—	40	5	6	3
Maldon (S)	24	1	1	1	—	—	—	—	24	1	1	1
Marong (RC) Pt A and Pt B (c)	252	n.a.	29	n.a.	—	n.a.	—	n.a.	252	n.a.	29	n.a.
Maryborough (C)	15	2	—	1	—	—	—	—	15	2	—	1
Metcalfe (S)	19	1	1	1	—	—	—	—	19	1	1	1
Newham and Woodend (S)	47	8	2	3	—	—	—	—	47	8	2	3
Newstead (S)	26	5	5	3	—	—	—	—	26	5	5	3
Pyalong (S)	10	1	—	—	—	—	—	—	10	1	—	—
Rochester (S)	50	11	4	4	—	—	—	—	50	11	4	4
Romsey (S)	85	14	5	8	—	—	—	—	85	14	5	8
Strathfieldsaye (S) Pt A and Pt B (c)	253	n.a.	31	n.a.	10	n.a.	3	n.a.	263	n.a.	34	n.a.
Tullaroop (S)	17	3	1	1	—	—	—	—	17	3	1	1
Total Division	1,425	231	137	111	36	—	5	—	1,461	231	142	111

See footnotes at end of table.

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

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Aug.		August		July - Aug.		August		July - Aug.		August	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
GOULBURN STATISTICAL DIVISION												
Alexandra (S)	49	7	2	4	2	—	—	—	51	7	2	4
Benalla (C)	66	7	6	3	—	4	—	4	66	11	6	7
Benalla (S)	25	8	1	3	—	—	—	—	25	8	1	3
Broadford (S)	38	6	3	3	—	—	—	—	38	6	3	3
Coburn (S)	73	17	10	11	4	—	—	—	77	17	10	11
Deakin (S)	30	10	2	5	—	—	—	—	30	10	2	5
Euroa (S)	22	1	3	1	—	—	—	—	22	1	3	1
Goulburn (S)	20	4	—	4	—	—	—	—	20	4	—	4
Kilmore (S)	79	5	6	2	—	—	—	—	79	5	6	2
Kyabram (T)	47	5	8	2	—	—	—	—	47	5	8	2
Mansfield (S)	119	18	8	6	2	—	2	—	121	18	10	6
Nathalia (S)	21	2	1	1	—	—	—	—	21	2	1	1
Nurrurrah (S)	59	9	3	4	—	—	—	—	59	9	3	4
Rodney (S) Pt. A and Pt. B	195	31	16	22	—	17	—	—	195	31	16	22
Seymour (RC)	63	8	4	4	6	—	—	—	69	25	4	21
Shepparton (C)	152	34	14	16	9	—	2	—	161	34	16	16
Shepparton (S) Pt. A and Pt. B	102	16	9	4	—	—	—	—	102	16	9	4
Tamamah (S)	13	4	1	3	—	—	—	—	13	4	1	3
Violet Town (S)	13	4	—	3	—	—	—	—	13	4	—	3
Waranga (S)	26	6	3	5	—	—	—	—	26	6	3	5
Yea (S)	36	4	2	—	—	—	—	—	36	4	2	—
Total Division	1,248	206	102	106	23	21	4	21	1,271	227	106	127
OVENS-MURRAY STATISTICAL DIVISION												
Beechworth (S)	21	7	2	2	4	—	4	—	25	7	6	2
Bright (S)	44	13	3	8	6	—	—	—	50	13	3	8
Chiltern (S)	30	3	1	1	—	—	—	—	30	3	1	1
Myrtleford (S)	18	1	1	—	—	—	—	—	18	1	1	—
Oxley (S)	18	8	1	3	—	—	—	—	18	8	1	3
Rutherglen (S)	24	5	1	3	—	—	—	—	24	5	1	3
Tallangatta (S) Pt. A and Pt. B	13	5	—	5	—	—	—	—	13	5	—	5
Upper Murray (S)	10	2	1	1	—	—	—	—	10	2	1	1
Wangaratta (C)	36	11	4	6	6	—	—	—	42	11	4	6
Wangaratta (S)	21	4	1	3	—	—	—	—	21	4	1	3
Wodonga (RC)	398	63	26	34	7	—	4	—	405	63	30	34
Yackandandah (S)	26	3	—	2	—	—	—	—	26	3	—	2
Yarrawonga (S)	85	16	6	11	3	—	—	—	88	16	6	11
Total Division	744	141	47	79	26	—	8	—	770	141	55	79

See footnotes at end of table.

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

Statistical Local Area	Houses			Other residential buildings (b)			Total residential buildings					
	July - Aug.		August	July - Aug.		August	July - Aug.		August			
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
EAST GIPPSLAND STATISTICAL DIVISION												
Avon (S)	26	6	3	4	—	—	—	—	26	6	3	4
Bairnsdale (C)	86	22	3	11	—	—	—	—	86	22	3	11
Bairnsdale (S) Pt A and Pt B	124	14	11	6	2	3	—	—	126	17	11	6
Maffra (S)	55	10	3	4	—	—	—	—	55	10	3	4
Ormeo (S)	23	1	—	1	—	—	—	—	23	1	—	1
Orboast (S)	79	11	6	8	15	3	—	—	94	14	6	8
Sale (C)	81	7	3	4	6	—	—	—	87	7	3	4
Tambo (S) Pt A and Pt B	143	43	11	24	—	3	—	—	143	46	11	24
Total Division	617	114	40	62	23	9	—	—	640	123	40	62
GIPPSLAND STATISTICAL DIVISION												
Alberton (S)	30	10	3	5	—	—	—	—	30	10	3	5
Bass (S)	46	5	3	2	—	—	—	—	46	5	3	2
Bulu Bulu (S)	93	18	13	10	2	—	—	—	95	18	13	10
Korumburra (S)	38	3	2	3	—	—	—	—	38	3	2	3
Mirboo (S)	21	1	1	—	—	—	—	—	21	1	1	—
Moe (S)	62	10	7	5	4	—	—	—	66	10	7	5
Morwell (C) Pt A and Pt B	69	8	2	4	63	—	—	—	132	8	2	4
Narracan (S) Pt A and Pt B	50	10	5	8	2	—	—	—	52	10	5	8
Phillip Island (S)	153	19	10	9	—	—	—	—	153	19	10	9
Rosedale (S)	123	26	13	16	—	—	—	—	123	26	13	16
South Gippsland (S)	51	7	10	2	—	—	—	—	51	7	10	2
Traralgon (C)	113	14	7	7	—	—	—	—	113	14	7	7
Traralgon (S) Pt A and Pt B	32	2	1	—	—	—	—	—	32	2	1	—
Upper Yarra (S) Pt B	7	1	1	—	—	—	—	—	7	1	1	—
Warragul (RC)	115	18	9	7	2	—	—	—	117	18	9	7
Wonthaggi (B)	59	5	—	2	—	—	—	—	59	5	—	2
Woorayl (S)	165	33	9	12	3	9	—	6	168	42	9	18
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	1,227	190	96	92	76	9	—	6	1,303	199	96	98
TOTAL VICTORIA												
	27,002	4,853	2,296	2,506	3,511	489	238	197	30,513	5,342	2,534	2,703

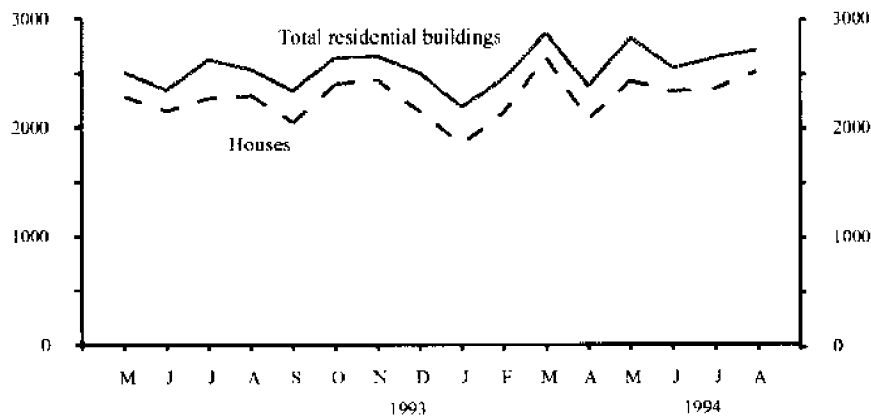
(a) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991. (b) Number of dwelling units. (c) For further details of changes to Statistical Local Areas please refer to paragraphs 15 and 16 of the explanatory notes.

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

Statistical division	Double brick, stone and concrete	Brick veneer	Fibre cement	Timber	Other and not stated	Total
PRIVATE SECTOR						
Melbourne	22	1,019	1	51	592	1,685
Barwon	—	80	—	9	72	161
Western District	—	30	1	4	1	36
Central Highlands	1	40	2	10	35	88
Wimmera	—	13	2	—	4	19
Mallee	4	25	—	—	14	43
Loddon-Campaspe	1	102	2	6	56	167
Goulburn	—	62	1	11	32	106
Ovens-Murray	—	63	1	3	12	79
East Gippsland	—	29	8	6	17	60
Gippsland	1	36	11	12	32	92
Total Victoria	30	1,472	30	112	836	2,480
PUBLIC SECTOR						
Melbourne	—	6	—	—	10	16
Barwon	—	1	—	—	—	1
Western District	—	1	—	—	—	1
Central Highlands	—	—	—	—	—	—
Wimmera	—	—	—	—	—	—
Mallee	—	—	—	1	5	6
Loddon-Campaspe	—	1	—	—	—	1
Goulburn	—	—	—	—	—	—
Ovens-Murray	—	—	—	—	—	—
East Gippsland	—	—	—	—	2	2
Gippsland	—	—	—	—	—	—
Total Victoria	—	8	—	1	17	26
TOTAL						
Melbourne	22	1,025	1	51	602	1,701
Barwon	—	81	—	9	72	162
Western District	—	31	1	4	1	37
Central Highlands	1	40	2	10	35	88
Wimmera	—	13	2	—	4	19
Mallee	4	25	—	1	19	49
Loddon-Campaspe	1	103	2	6	56	168
Goulburn	—	62	1	11	32	106
Ovens-Murray	—	63	1	3	12	79
East Gippsland	—	29	8	6	19	62
Gippsland	1	36	11	12	32	92
Total Victoria	30	1,480	30	113	853	2,506

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

NUMBER OF NEW DWELLING COMMENCEMENTS BY TYPE, VICTORIA



EXPLANATORY NOTES

Introduction

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

Scope and coverage

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

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

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

3. The number of dwelling units created by alterations and additions to existing buildings, and through the construction of new *non-residential buildings* is not included.

Definitions

4. A dwelling unit is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation such as motels, hostels, and holiday apartments, are not defined as dwelling units.

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

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

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

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

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

Seasonal adjustment

8. Original and seasonally adjusted building statistics are shown in Table 2. In the seasonally adjusted series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

9. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual month to month movements.

10. Trend estimate dwelling unit commencement statistics are shown in Table 2. The trend estimates (formerly referred to as smoothed seasonally adjusted series) have been derived by applying a 13-term Henderson-weighted moving average to the series.

11. While this technique enables trend estimate data for the latest period to be produced, it does result in revisions to the trend estimate series for the most recent months as additional observations become available. There may also be revision as a result of changes in the original data, and as a result of the re-estimation of the seasonal factors.

Australian Standard Geographical Classification

12. Issues of this publication from July 1991 to June 1994 inclusive contain geographical division and

nomenclature based on the *Australian Standard Geographical Classification* (ASGC) edition 2.3. The 'Off shore areas and migratory' category has been excluded from all tables.

13. Following a review of statistical geographic boundaries undertaken by the ABS, the Shires of Cranbourne, Healesville and Pakenham, each formerly split into two Statistical Local Areas (SLAs), one in the Melbourne Statistical Division and one in the East Central Statistical Division, have each been amalgamated to one SLA, these being located fully in the Melbourne Statistical Division.

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

15. As a result of an ongoing review of local government boundaries initiated by the Victorian Government, substantial alterations have been made to Statistical Local Areas and Statistical Subdivisions in Victoria in 1994. Changes resulting from the review of boundaries in the Geelong, Bendigo and Ballarat regions, together with changes resulting from the creation of the Shire of Surf Coast and the redefinition of the boundaries of the City of Melbourne have been effected in Edition 2.4 of the ASGC. New SLAs have been included in the Barwon, Central Highlands and Loddon-Campaspe divisions. Details of changes are provided in a listing enclosed with this publication.

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

Comparability of statistics

17. Because of the difference in data sources, collection methodologies, and timing of notification of commencements, care should be exercised in comparing quarterly data derived from monthly dwelling unit commencements statistics, with the quarterly dwelling unit commencements statistics from the Building Activity Survey (published in *Building Activity, Victoria* 8752.2).

Unpublished data and related publications

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

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

Building Approvals, Australia (8731.0) (monthly) (\$13.50)

Building Approvals, Victoria (8731.2) (monthly) (\$11.00)

Building Approvals, Victoria - Small Area Summary (8733.2) (annual) (\$8.50)

Building Activity, Australia (8752.0) (quarterly) (\$14.50)

Building Activity, Victoria (8752.2) (quarterly) (\$11.00)

Engineering Construction, Australia (8762.0) (quarterly) (\$11.00)

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

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

Electronic services

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

Symbols and other usages

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

r figure or series revised since previous issue

n.a. not available

- nil or rounded down to zero

M.S.D. Melbourne Statistical Division

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

STUART JACKSON

Deputy Commonwealth Statistician



For more information ...

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the *ABS Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

Information Consultancy Service

Information tailored to special needs of clients can be obtained from the Information Consultancy Service available at ABS Offices (see Information Inquiries below for contact details).

National *Dial-a-Statistic* Line

0055 86 400

(Steadycom P/L: premium rate 25c/21.4 secs.)

This number gives 24-hour access, 365 days a year for a range of statistics.

Electronic Data 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 (see below).

Bookshops and Subscriptions

There are over 400 titles of various publications available from ABS bookshops in all ABS Offices (see below Bookshop Sales for contact details). The ABS also provides a subscription service through which nominated publications are provided by mail on a regular basis at no additional cost (telephone Publications Subscription Service toll free on 008 02 0608 Australia wide).

Sales and Inquiries

Regional Offices	Information Inquiries	Bookshop Sales
SYDNEY (02)	268 4611	268 4620
MELBOURNE (03)	615 7000	615 7829
BRISBANE (07)	222 6351	222 6350
PERTH (09)	360 5140	360 5307
ADELAIDE (08)	237 7100	237 7582
HOBART (002)	20 5800	20 5800
CANBERRA (06)	207 0326	207 0326
DARWIN (089)	43 2111	43 2111
National Office		
ACT (06)	252 6007	008 020 608

ABS Email Addresses

Keylink	STAT.INFO/ABS
X.400	(C:AU,A:TELMEMO,O:ABS,SN:INFO,FN:STAT)
Internet	STAT.INFO@ABS. TELEMEMO.AU



Information Services, ABS, PO Box 10, Belconnen ACT 2616

© Commonwealth of Australia 1994

Recommended retail price: \$11.00



2874120008943
ISSN 0814-236X