

DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, VICTORIA AUGUST 1987

INQUIRIES

Inquiries concerning these statistics may be made by telephoning Information Services (Building statistics) on Melbourne (03) 615 7000; for advice on the interpretation of these statistics ask for Damley de Souza.

MAIN FEATURES

Commencements of new dwelling units in Victoria in August 1987 (2,588) was the lowest August total since 1982 (1,976) and was 15 per cent higher than in July 1987 (2,255) but 13 per cent lower than in August 1986 (2,985).

The number of new houses commenced in August 1987 (2,183) was 9 per cent higher than in July 1987 (2,008) but 14 per cent lower than in August 1986 (2,550).

The number of dwelling units in other residential buildings commenced in August 1987 (405) was 64 per cent higher than in July 1987 (247) but 7 per cent lower than in August 1986 (435).

Diagram 1

NUMBER OF NEW DWELLING COMMENCEMENTS

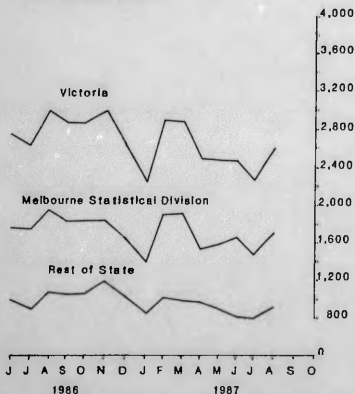


Diagram 2

NEW DWELLING COMMENCEMENTS, VICTORIA, ANNUAL PERCENTAGE CHANGE

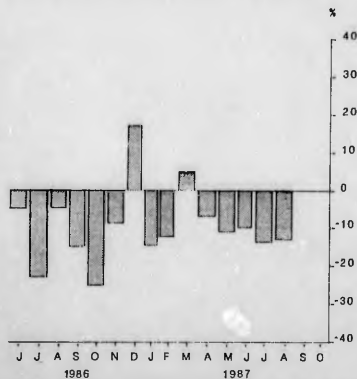


Diagram 2 shows the percentage change in the number of new dwelling commencements for each month from June 1986 to August 1987 compared with each corresponding month in the previous year.

Introduction

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

Scope and coverage

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

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

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

Definitions

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

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

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

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

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

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

Australian Standard Geographical Classification

8. Commencing with the October 1986 publication geographical division and nomenclature are based on the Australian Standard Geographical Classification (ASGC) edition 3. The 'Off-shore areas and migratory' category has been excluded from all tables.

9. The Statistical Local Areas (SLAs) of the ASGC are either identical to, or have been aggregated to, legal local government areas previously published with three exceptions. The Shires of Cranbourne, Healesville, and Pakenham are each composed of two SLAs which are shown separately, one within Melbourne Statistical Division and the other in East Central Statistical Division.

Comparability of statistics

10. 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

11. 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.

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

Building Approvals, Australia (8731.0) (monthly)

Building Approvals, Victoria (8731.2) (monthly)

Building Activity, Australia (8752.0) (quarterly) (\$1.80)

Building Activity, Victoria (8752.2) (quarterly) (\$1.80)

Construction (Other Than Building) Activity, Australia (8761.0) (quarterly)

13. 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.

Statistics on VIATEL

14. Selected social, economic, and population statistics are available on *VIATEL* *656#.

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
- .. not applicable
- nil or rounded down to zero

ERLE BOURKE

Deputy Commonwealth Statistician

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	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
		(a)			(a)			(a)	
MELBOURNE STATISTICAL DIVISION									
1984-85	18,333	4,669	23,002	59	174	1,343	19,502	4,843	24,345
1985-86	17,098	3,532	20,630	1,107	264	1,371	18,205	3,796	22,001
1986-87	15,997	3,275	19,272	1,147	132	1,279	17,144	3,407	20,551
1986 -									
June	1,293	297	1,590	116	33	149	1,409	330	1,739
July	1,331	317	1,648	67	6	73	1,398	323	1,721
August	1,532	271	1,803	118	7	125	1,650	278	1,928
September	1,424	276	1,700	101	5	106	1,525	281	1,806
October	1,436	252	1,688	88	27	115	1,524	279	1,803
November	1,420	294	1,714	68	28	96	1,488	322	1,810
December	1,235	240	1,475	126	4	130	1,361	244	1,605
1987 -									
January	1,063	197	1,260	104	25	129	1,167	222	1,389
February	1,463	312	1,775	100	5	105	1,563	317	1,880
March	1,361	400	1,761	128	-	128	1,489	400	1,889
April	1,192	250	1,442	70	5	75	1,262	255	1,517
May	1,205	243	1,448	103	16	119	1,308	259	1,567
June	1,335	223	1,558	74	4	78	1,409	227	1,636
July	1,227	161	1,388	71	-	71	1,298	161	1,459
August	1,337	268	1,605	77	2	79	1,414	270	1,684
VICTORIA									
1984-85	29,791	6,722	36,513	2,210	399	2,609	32,001	7,121	39,122
1985-86	28,150	5,362	33,512	2,040	421	2,461	30,190	5,783	35,973
1986-87	25,684	4,376	30,060	1,798	422	2,220	27,482	4,798	32,280
1986 -									
June	2,095	387	2,482	162	74	236	2,257	461	2,718
July	2,037	408	2,445	103	62	165	2,140	470	2,610
August	2,379	414	2,793	171	21	192	2,550	435	2,985
September	2,265	384	2,649	165	39	204	2,430	423	2,853
October	2,252	353	2,605	138	111	249	2,390	464	2,854
November	2,351	433	2,784	137	65	202	2,488	498	2,986
December	2,092	312	2,404	189	31	220	2,281	343	2,624
1987 -									
January	1,759	265	2,024	182	25	207	1,941	290	2,231
February	2,331	388	2,719	127	41	168	2,458	429	2,887
March	2,183	470	2,653	213	-	213	2,396	470	2,866
April	2,028	331	2,359	115	5	120	2,143	336	2,479
May	1,934	339	2,273	168	18	186	2,102	357	2,459
June	2,073	283	2,356	90	4	94	2,163	287	2,450
July	1,920	247	2,167	88	-	88	2,008	247	2,255
August	2,089	397	2,486	94	8	102	2,183	405	2,588

(a) Number of dwelling units.

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Statistical local area	Houses						
	1984-85	1985-86	1986-87	1986		1987	
				July	August	July	August
MELBOURNE							
Altona (C)	320	309	235	23	28	44	18
Berwick (C)	1,075	1,102	1,279	102	127	107	134
Box Hill (C)	65	42	96	10	8	3	5
Brighton (C)	58	58	69	3	5	7	7
Broadmeadows (C)	380	322	358	24	14	15	31
Brunswick (C)	42	36	25	5	3	3	2
Bulla (S)	745	766	657	56	66	51	62
Camberwell (C)	126	128	156	14	27	11	24
Caulfield (C)	138	86	80	1	6	10	18
Chelsea (C)	103	100	107	20	19	14	14
Coburg (C)	67	50	79	6	4	5	9
Collingwood (C)	14	12	11	2	4	2	1
Cranbourne (S) Pt A	1,067	1,070	1,381	127	145	85	110
Croydon (C)	401	465	430	31	86	35	33
Dandenong (C)	230	212	294	17	30	15	11
Diamond Valley (S)	392	568	543	46	47	47	36
Doncaster and Templestowe (C)	922	761	635	57	55	52	50
Eltham (S)	377	265	232	17	27	12	26
Essendon (C)	40	46	76	4	9	5	2
Fitzroy (C)	6	9	5	-	4	-	-
Flinders (S)	1,555	1,308	781	56	76	45	54
Footscray (C)	59	67	54	8	4	2	4
Frankston (C)	629	663	496	49	64	23	24
Hastings (S)	650	575	368	30	38	27	32
Hawthorn (C)	45	37	36	1	4	8	3
Healesville (S) Pt A	228	139	115	8	8	1	6
Heidelberg (C)	72	86	104	9	7	10	13
Keilor (C)	1,118	970	944	69	83	68	52
Kew (C)	31	33	23	2	1	3	2
Knox (C)	1,486	1,659	1,596	131	136	109	112
Lillydale (S)	746	686	659	43	59	47	83
Malvern (C)	42	30	55	2	2	4	4
Melbourne (C)	35	18	22	2	-	-	1
Melton (S)	801	505	337	35	36	24	20
Moorabbin (C)	290	234	174	15	19	14	14
Mordialloc (C)	40	47	42	-	3	2	1
Mornington (S)	472	368	345	40	32	33	27
Northcote (C)	42	44	39	4	3	4	-
Nunawading (C)	143	205	178	15	23	21	17
Oakleigh (C)	56	63	63	-	11	2	2
Pakenham (S) Pt A	143	141	81	9	10	11	7
Port Melbourne (C)	5	8	6	-	-	-	-
Prahran (C)	21	22	24	-	2	4	2
Preston (C)	128	120	90	6	7	9	20
Richmond (C)	12	16	16	3	1	2	-
Ringwood (C)	286	217	150	23	11	13	6
St Kilda (C)	7	6	5	1	-	1	-
Sandringham (C)	50	65	55	6	12	7	6

LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING

Other residential buildings (a)							Total residential buildings							
1984-85	1985-86	1986-87	1986		1987		1984-85	1985-86	1986-87	1986		1987		
			July	Aug.	July	Aug.				July	Aug.	July	Aug.	
STATISTICAL DIVISION														
8	22	16	-	-	-	-	328	331	251	23	28	44	18	
155	53	41	-	-	2	2	1,230	1,155	1,320	102	127	109	136	
140	114	100	4	6	22	-	205	156	196	14	14	25	5	
18	26	44	16	-	-	2	76	84	113	19	5	7	9	
168	163	154	6	10	3	11	548	485	512	30	24	18	42	
77	17	40	-	2	-	2	119	53	65	5	5	3	4	
19	35	38	-	6	-	-	764	801	695	56	72	51	62	
52	37	73	2	6	4	16	178	165	229	16	33	15	40	
126	180	159	26	7	18	22	264	266	239	27	13	28	40	
101	16	72	1	-	15	27	204	116	179	21	19	29	41	
35	52	47	4	7	-	2	102	102	126	10	11	5	11	
3	2	9	-	-	-	-	17	14	20	2	4	2	1	
57	56	65	4	12	13	4	1,124	1,126	1,446	131	157	98	114	
254	51	61	-	22	8	23	655	516	491	31	108	43	56	
109	125	80	-	25	2	2	339	337	374	17	55	17	13	
101	63	19	12	-	-	-	493	631	562	58	47	47	36	
225	268	235	71	40	3	8	1,147	1,029	870	128	95	55	58	
53	34	74	19	2	2	3	430	299	306	36	29	14	29	
142	52	45	4	-	-	10	182	98	121	8	9	5	12	
65	29	87	-	-	-	11	71	38	92	-	4	-	11	
127	34	65	-	2	-	-	1,682	1,342	846	56	78	45	54	
17	20	33	-	-	3	-	76	87	87	8	4	5	4	
271	224	203	-	49	-	3	900	887	699	49	113	23	27	
60	51	31	-	-	-	-	710	626	399	30	38	27	32	
35	17	6	2	-	4	-	80	54	42	3	4	12	3	
3	7	2	-	-	-	-	231	146	117	8	8	1	6	
113	104	72	7	2	-	4	185	190	176	16	9	10	17	
67	82	33	2	-	2	-	1,185	1,052	977	71	83	70	52	
75	49	36	8	2	4	-	106	82	59	10	3	7	2	
250	239	97	15	3	3	6	1,736	1,898	1,693	146	139	112	118	
88	34	49	-	26	-	3	834	720	708	43	85	47	86	
69	17	40	4	4	6	2	111	47	95	6	6	10	6	
65	57	34	-	-	6	5	100	75	56	2	-	6	6	
61	36	51	6	-	-	-	862	541	388	41	36	24	20	
93	116	108	-	16	8	10	383	350	282	15	35	22	24	
30	17	48	26	1	-	2	70	64	90	26	4	2	3	
102	56	52	28	7	6	-	574	424	397	68	39	39	27	
58	68	20	3	-	5	11	100	112	59	7	3	9	11	
141	71	96	2	2	4	12	284	276	274	17	25	25	29	
148	128	56	-	6	3	10	204	191	119	-	17	5	12	
-	15	29	3	5	-	-	143	156	110	12	15	11	7	
17	118	13	2	-	-	-	22	126	19	2	-	-	-	
173	23	34	-	-	-	5	194	45	58	-	2	4	7	
119	110	51	1	-	3	-	247	230	141	7	7	12	20	
17	34	15	-	-	-	24	29	50	31	3	1	2	24	
84	84	101	10	-	3	-	370	301	251	33	11	16	6	
9	70	70	6	-	-	-	16	76	75	7	-	1	-	
17	12	29	-	-	2	2	67	77	84	6	12	9	8	

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Statistical local area	Houses						
	1984-85	1985-86	1986-87	1986		1987	
				July	August	July	August
MELBOURNE							
Sherbrooke (S)	445	288	209	13	19	10	15
South Melbourne (C)	5	11	16	-	1	2	1
Springvale (C)	271	365	466	44	41	33	38
Sunshine (C)	321	180	251	14	12	9	17
Waverley (C)	371	319	261	22	23	26	26
Werribee (S)	1,183	1,234	1,274	113	109	113	106
Whittlesea (S)	1,106	1,026	1,004	58	75	83	101
Williamstown (C)	40	43	57	2	4	5	5
Total Division	19,502	18,205	17,144	1,398	1,650	1,298	1,414
BARWON							
Bannockburn (S) Pt A & B	52	55	45	3	2	-	7
Barrabool (S) Pt A & B	309	305	257	15	25	18	34
Bellarine (S) Pt A & B	697	751	697	54	55	53	50
Colac (C)	45	48	40	5	3	4	3
Colac (S)	59	50	41	1	4	3	-
Corio (S) Pt A & B	483	441	352	29	22	26	18
Geelong (C)	11	18	16	1	1	1	-
Geelong West (C)	6	16	15	1	9	-	2
Leigh (S)	54	42	43	5	-	2	2
Newtown (C)	31	12	13	-	2	1	-
Otway (S)	72	67	53	-	4	1	4
Queenscliffe (B)	35	27	17	1	2	2	4
South Barwon (C) Pt A & B	396	266	260	13	40	18	22
Winchelsea (S)	67	57	75	3	7	5	2
Total Division	2,317	2,155	1,924	131	176	134	148
SOUTH WESTERN							
Belfast (S)	8	6	5	1	-	-	1
Camperdown (T)	19	18	13	-	-	1	-
Dundas (S)	13	19	18	3	1	1	-
Glenelg (S)	11	11	10	2	1	1	-
Hamilton (C)	54	30	38	2	3	2	1
Hampden (S)	11	13	19	-	2	-	-
Heytesbury (S)	38	32	24	1	-	4	1
Minhamite (S)	-	2	5	-	-	-	1
Mortlake (S)	10	8	7	-	2	1	1
Mount Rouse (S)	7	6	9	-	1	-	-
Port Fairy (B)	28	24	31	3	3	4	3
Portland (C)	47	131	72	1	13	2	4
Portland (S)	45	71	62	7	7	5	4
Wannon (S)	1	6	2	-	-	-	-
Warmambool (C)	210	218	173	19	20	9	15
Warmambool (S)	60	49	47	6	2	4	8
Lady Julia Percy & Tower Hill	-	-	-	-	-	-	-
Total Division	562	644	535	45	55	34	39

LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING - continued

Other residential buildings (a)							Total residential buildings							
1984-85	1985-86	1986-87	1986		1987		1984-85	1985-86	1986-87	1986		1987		
			July	Aug.	July	Aug.				July	Aug.	July	Aug.	
STATISTICAL DIVISION - continued														
14	16	20	2	-	-	3	459	304	229	15	19	10	18	
7	22	8	-	-	-	-	12	33	24	-	1	2	1	
282	136	148	3	-	3	2	553	501	614	47	41	36	40	
38	57	52	9	-	-	4	359	237	303	23	12	9	21	
120	102	96	13	3	-	-	491	421	357	35	26	26	26	
79	102	88	2	5	4	6	1,262	1,336	1,362	115	114	117	112	
81	71	59	-	-	-	-	1,187	1,097	1,063	58	75	83	101	
5	2	3	-	-	-	11	45	45	60	2	4	5	16	
4,843	3,796	3,407	323	278	161	270	24,345	22,001	20,551	1,721	1,928	1,459	1,684	

STATISTICAL DIVISION

-	1	-	-	-	-	-	52	56	45	3	2	-	7		
-	9	1	-	-	-	1	309	314	258	15	25	18	35		
78	134	55	-	4	-	2	775	885	752	54	59	53	52		
10	9	7	-	-	-	-	55	57	47	5	3	4	3		
3	-	-	-	-	-	-	62	50	41	1	4	3	-		
46	75	108	20	10	3	-	529	516	460	49	32	29	18		
41	37	17	15	-	6	-	52	55	33	16	1	7	-		
13	17	6	-	-	-	-	19	33	21	1	9	-	2		
-	-	-	-	-	-	-	54	42	43	5	-	2	2		
3	14	12	8	4	-	-	34	26	25	8	6	1	-		
13	15	5	-	-	-	-	85	82	58	-	4	1	4		
2	7	-	-	-	-	-	37	34	17	1	2	2	4		
111	87	92	22	25	9	-	507	353	352	35	65	27	22		
9	20	7	-	4	-	-	76	77	82	3	11	5	2		
329	425	310	65	47	18	3	2,646	2,580	2,234	196	223	152	151		

STATISTICAL DIVISION

-	-	-	-	-	-	-	8	6	5	1	-	-	1		
2	2	3	-	-	-	-	21	20	16	-	-	1	-		
-	-	-	-	-	-	-	13	19	18	3	1	1	-		
7	-	-	-	-	-	-	18	11	10	2	1	1	-		
-	37	17	2	-	-	-	54	67	55	4	3	2	1		
15	10	1	-	1	-	-	26	23	20	-	3	-	-		
7	5	-	-	-	-	-	45	37	24	1	-	4	1		
-	-	-	-	-	-	-	-	2	5	-	-	-	1		
-	4	-	-	-	-	-	10	12	7	-	2	1	1		
8	-	2	-	-	-	-	15	6	11	-	1	-	-		
4	-	8	-	-	-	-	32	24	39	3	3	4	3		
-	4	10	-	-	-	-	47	135	82	1	13	2	4		
8	-	-	-	-	-	2	53	71	62	7	7	5	6		
-	-	-	-	-	-	-	1	6	2	-	-	-	-		
123	69	40	4	2	7	10	333	287	213	23	22	16	25		
2	-	6	-	-	-	-	62	49	53	6	2	4	8		
-	-	-	-	-	-	-	-	-	-	-	-	-	-		
176	131	87	6	3	7	12	738	775	622	51	58	41	51		

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Statistical local area	Houses						
	1984-85	1985-86	1986-87	1986		1987	
				July	August	July	August
CENTRAL HIGHLANDS							
Ararat (C)	41	25	16	1	2	4	1
Ararat (S)	32	24	26	2	-	5	4
Avoca (S)	21	15	21	-	3	2	2
Bacchus Marsh (S)	183	158	130	15	11	7	8
Ballaarat (C)	106	100	148	8	13	8	9
Ballan (S)	62	97	86	5	8	5	4
Ballarat (S) Pt A & B	137	74	71	9	1	5	5
Bungaree (S) Pt A & B	44	52	53	2	7	3	6
Buninyong (S) Pt A & B	189	174	158	6	20	3	13
Creswick (S)	63	50	28	2	-	3	2
Daylesford and Glenlyon (S)	92	104	104	3	5	7	7
Grenville (S) Pt A & B	145	180	147	9	12	7	7
Lexton (S)	22	11	5	-	1	2	-
Ripon (S)	23	39	38	1	3	1	1
Sebastopol (B)	52	74	31	1	1	6	5
Talbot and Clunes (S)	41	43	36	2	5	4	3
Total Division	1,253	1,220	1,098	66	92	72	77
WIMMERA							
Arapiles (S)	6	11	10	-	1	1	-
Birchip (S)	8	1	-	-	-	-	1
Dimboola (S)	14	16	9	4	-	-	-
Donald (S)	5	7	6	-	1	-	2
Dunmunkle (S)	12	11	3	-	-	-	-
Horsham (C)	68	62	71	4	1	6	6
Kaniva (S)	5	5	2	-	1	-	-
Karkarooc (S)	14	3	1	-	-	-	-
Kowree (S)	5	6	11	1	-	-	-
Lowan (S)	4	6	6	-	1	1	1
Stawell (T)	29	35	37	2	6	2	4
Stawell (S)	26	19	30	1	2	-	-
Warracknabeal (S)	25	26	4	-	2	-	-
Wimmera (S)	13	14	14	3	1	1	1
Total Division	234	222	204	15	16	11	15
NORTHERN MALLEE							
Kerang (B)	23	19	15	5	1	-	-
Kerang (S)	21	16	21	1	-	4	2
Mildura (C)	222	227	227	25	15	14	15
Mildura (S)	122	139	206	18	19	22	9
Swan Hill (C)	106	63	31	4	1	3	5
Swan Hill (S)	56	67	49	9	10	2	3
Walpeup (S)	20	13	6	1	1	-	1
Wycheproof (S)	8	7	2	-	-	-	1
Total Division	578	551	557	63	47	45	36

LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING - continued

Other residential buildings (a)								Total residential buildings							
			1986		1987						1986		1987		
1984-85	1985-86	1986-87	July	Aug.	July	Aug.		1984-85	1985-86	1986-87	July	Aug.	July	Aug.	
STATISTICAL DIVISION															
29	34	3	-	-	-	-		70	59	19	1	2	4	1	
-	4	-	-	-	-	-		32	28	26	2	-	5	4	
2	7	-	-	-	-	-		23	22	21	-	3	2	2	
27	10	12	-	5	-	9		210	168	142	15	16	7	17	
48	44	54	4	13	-	-		154	144	202	12	26	8	9	
-	-	-	-	-	-	-		62	97	86	5	8	5	4	
25	18	18	12	-	4	-		162	92	89	21	1	9	5	
6	-	-	-	-	-	-		50	52	53	2	7	3	6	
-	3	8	-	-	-	-		189	177	166	6	20	3	13	
-	2	-	-	-	-	-		63	52	28	2	-	3	2	
6	2	-	-	-	-	-		98	106	104	3	5	7	7	
-	-	-	-	-	-	-		145	180	147	9	12	7	7	
-	-	-	-	-	-	-		22	11	5	-	1	2	-	
-	3	-	-	-	-	-		23	42	38	1	3	1	1	
69	36	18	-	6	-	-		121	110	49	1	7	6	5	
-	-	-	-	-	-	-		41	43	36	2	5	4	3	
212	163	113	16	24	4	9		1,465	1,383	1,211	82	116	76	86	

STATISTICAL DIVISION

-	1	-	-	-	-	-		6	12	10	-	1	1	-	
3	-	-	-	-	-	-		11	1	-	-	-	-	1	
2	-	-	-	-	-	-		16	16	9	4	-	-	-	
6	1	-	-	-	-	-		11	8	6	-	1	-	2	
4	-	-	-	-	-	-		16	11	3	-	-	-	-	
34	44	9	3	-	2	10		102	106	80	7	1	8	16	
-	-	-	-	-	-	-		5	5	2	-	1	-	-	
-	-	-	-	-	-	-		14	3	1	-	-	-	-	
2	7	5	-	-	-	-		7	13	16	1	-	-	-	
4	3	4	-	-	-	-		8	9	10	-	1	1	1	
25	16	11	-	2	-	-		54	51	48	2	8	2	4	
2	8	-	-	-	-	6		28	27	30	1	2	-	6	
2	-	-	-	-	-	-		27	26	4	-	2	-	-	
-	-	-	-	-	-	-		13	14	14	3	1	1	1	
84	80	29	3	2	2	16		318	302	233	18	18	13	31	

STATISTICAL DIVISION

8	3	6	-	-	-	-		31	22	21	5	1	-	-	
6	-	-	-	-	-	-		27	16	21	1	-	4	2	
111	98	57	4	4	4	11		333	325	284	29	19	18	26	
9	17	21	-	-	-	-		131	156	227	18	19	22	9	
28	22	12	-	-	3	-		134	85	43	4	1	6	5	
19	5	-	-	-	-	-		75	72	49	9	10	2	3	
-	3	-	-	-	-	-		20	16	6	1	1	-	1	
-	-	-	-	-	-	-		8	7	2	-	-	-	1	
181	148	96	4	4	7	11		759	699	653	67	51	52	47	

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Statistical local area	Houses						
	1984-85	1985-86	1986-87	1986		1987	
				July	August	July	August
LODDON-CAMPASPE							
Bendigo (C)	76	107	55	4	8	5	3
Bet Bet (S)	15	30	37	-	1	4	3
Castlemaine (C)	45	71	44	3	3	1	2
Charlton (S)	8	2	2	-	-	-	-
Cohuna (S)	19	18	20	2	7	2	3
Eaglehawk (B)	56	42	44	2	3	4	5
East Loddon (S)	1	2	3	-	-	-	1
Echuca (C)	82	75	80	5	3	6	16
Gisborne (S)	160	150	127	10	11	8	9
Gordon (S)	3	7	4	1	-	1	-
Huntly (S) Pt A & B	77	72	49	-	3	7	4
Kara Kara (S)	11	11	10	-	1	1	-
Korong (S)	32	25	27	3	2	10	-
Kyneton (S)	108	101	98	6	9	3	5
McIvor (S)	52	65	72	4	4	3	3
Maldon (S)	40	38	30	1	2	4	3
Marong (S) Pt A & B	184	204	175	11	9	8	12
Maryborough (C)	41	53	30	2	1	1	1
Metcalfe (S)	40	61	43	1	2	3	4
Newham and Woodend (S)	81	99	89	5	10	5	5
Newstead (S)	31	36	42	4	4	3	2
Pyalong (S)	7	10	12	1	3	3	2
Rochester (S)	34	56	36	8	2	3	3
Romsey (S)	145	172	132	15	19	5	7
St Arnaud (T)	17	9	11	-	-	-	2
Strathfieldsaye (S) Pt A & B	214	237	193	17	20	15	23
Tullaroop (S)	50	51	46	-	7	3	-
Total Division	1,629	1,804	1,511	105	134	108	118
GOULBURN							
Alexandra (S)	51	82	97	4	7	5	3
Benalla (C)	104	72	63	3	2	2	3
Benalla (S)	58	64	67	1	3	5	4
Broadford (S)	88	100	61	2	5	5	5
Cobram (S)	42	31	36	4	3	1	5
Deakin (S)	22	16	23	3	-	1	2
Euroa (S)	35	41	44	-	2	1	1
Goulburn (S)	17	23	31	5	-	3	-
Kilmore (S)	207	186	140	10	14	4	9
Kyabram (T)	30	44	18	-	2	-	-
Mansfield (S)	137	111	93	6	5	11	10
Nathalia (S)	21	20	21	3	2	4	2
Numurkah (S)	47	36	40	5	1	2	3
Rodney (S) Pt A & B	90	111	83	8	7	6	11
Seymour (S)	131	97	63	5	8	3	7
Shepparton (C)	215	171	116	6	9	10	8
Shepparton (S) Pt A & B	85	87	63	3	9	11	3
Tungamah (S)	18	18	17	-	1	1	-
Violet Town (S)	23	16	19	-	1	-	-

LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING - continued

Other residential buildings (a)							Total residential buildings							
1984-85	1985-86	1986-87	1986		1987		1984-85	1985-86	1986-87	1986		1987		
			July	Aug.	July	Aug.				July	Aug.	July	Aug.	
STATISTICAL DIVISION														
28	54	56	5	5	13	-	104	161	111	9	13	18	3	
-	-	-	-	-	-	-	15	30	37	-	1	4	3	
-	8	2	-	-	-	-	45	79	46	3	3	1	2	
-	-	-	-	-	-	-	8	2	2	-	-	-	-	
-	-	3	-	-	-	-	19	18	23	2	7	2	3	
30	31	25	-	-	2	-	86	73	69	2	3	6	5	
-	-	-	-	-	-	-	1	2	3	-	-	-	1	
34	23	26	-	-	2	4	116	98	106	5	3	8	20	
4	6	14	-	-	-	-	164	156	141	10	11	8	9	
3	-	2	-	-	-	-	6	7	6	1	-	1	-	
-	-	-	-	-	-	-	77	72	49	-	3	7	4	
-	-	-	-	-	-	-	11	11	10	-	1	1	-	
-	-	9	-	-	-	-	32	25	36	3	2	10	-	
18	28	4	-	-	-	-	126	129	102	6	9	3	5	
8	-	-	-	-	-	-	60	65	72	4	4	3	3	
-	1	-	-	-	-	-	40	39	30	1	2	4	3	
16	32	1	-	-	-	-	200	236	176	11	9	8	12	
13	16	7	3	-	-	-	54	69	37	5	1	1	1	
-	-	-	-	-	-	-	40	61	43	1	2	3	4	
-	2	2	-	-	-	-	81	101	91	5	10	5	5	
-	-	5	-	-	-	-	31	36	47	4	4	3	2	
-	-	-	-	-	-	-	7	10	12	1	3	3	2	
-	9	-	-	-	-	-	34	65	36	8	2	3	3	
4	-	4	-	-	-	-	149	172	136	15	19	5	7	
1	2	4	-	-	-	-	18	11	15	-	-	-	2	
77	61	27	-	4	-	-	291	298	220	17	24	15	23	
-	-	-	-	-	-	-	50	51	46	-	7	3	-	
236	273	191	8	9	17	4	1,865	2,077	1,702	113	143	125	122	

STATISTICAL DIVISION

-	41	15	4	-	-	-	51	123	112	8	7	5	3		
15	6	24	2	5	2	4	119	78	87	5	7	4	7		
-	-	-	-	-	-	-	58	64	67	1	3	5	4		
2	-	3	-	-	-	-	90	100	64	2	5	5	5		
4	9	6	-	2	-	-	46	40	42	4	5	1	5		
2	8	-	-	-	-	-	24	24	23	3	-	1	2		
10	3	-	-	-	-	-	45	44	44	-	2	1	1		
10	7	18	-	-	-	-	27	30	49	5	-	3	-		
3	22	8	-	-	-	-	210	208	148	10	14	4	9		
9	11	6	-	4	2	-	39	55	24	-	6	2	-		
23	5	4	-	-	-	12	160	116	97	6	5	11	22		
4	4	4	1	-	-	-	25	24	25	3	2	4	2		
10	-	8	-	-	-	-	57	36	48	6	1	2	3		
28	28	20	4	5	-	10	118	139	103	12	12	6	21		
20	4	-	-	-	-	-	151	101	63	5	8	3	7		
34	52	76	15	1	-	7	249	223	192	21	10	10	15		
5	-	-	-	-	-	-	90	87	63	3	9	11	3		
-	-	-	-	-	-	-	18	18	17	-	1	1	-		
-	-	-	-	-	-	-	23	16	19	-	1	-	1		

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Statistical local area	Houses						
	1984-85	1985-86	1986-87	1986		1987	
				July	August	July	August
GOULBURN							
Waranga (S)	31	42	35	4	6	5	4
Yea (S)	91	83	61	11	2	5	4
Total Division	1,543	1,451	1,191	83	89	85	85
NORTH EASTERN							
Beechworth (S)	37	36	34	1	2	2	3
Bright (S)	67	75	84	6	7	9	2
Chiltern (S)	29	30	29	3	1	-	2
Myrtleford (S)	20	23	34	-	-	3	1
Oxley (S)	35	51	35	2	3	3	1
Rutherglen (S)	32	22	24	2	2	1	2
Tallangatta (S) Pt A & B	37	33	16	1	1	1	1
Upper Murray (S)	11	10	13	1	-	-	-
Wangaratta (C)	95	51	62	4	2	2	4
Wangaratta (S)	39	42	30	-	3	-	-
Wodonga (Rural City)	229	246	188	15	12	7	14
Yackandandah (S) Pt A & B	48	42	37	4	2	3	2
Yarrowonga (S)	77	70	89	7	8	5	7
Total Division	756	731	675	46	43	36	39
EAST GIPPSLAND							
Avon (S)	44	52	32	1	1	-	1
Bairnsdale (T)	112	55	53	3	3	7	7
Bairnsdale (S)	119	115	91	4	9	8	14
Maffra (S)	92	98	97	4	8	6	6
Omeo (S)	18	18	48	-	1	4	1
Orbost (S)	62	58	50	5	4	6	3
Sale (C)	142	134	47	1	7	1	5
Tambo (S)	201	201	155	9	19	16	11
Bass Strait Islands	-	-	-	-	-	-	-
Total Division	790	731	573	27	52	48	48
CENTRAL GIPPSLAND							
Alberton (S)	54	42	34	2	6	4	4
Buln Buln (S)	125	106	104	7	10	6	10
Korumburra (S)	56	71	53	2	5	5	8
Mirboo (S)	51	23	22	4	6	3	-
Moe (C)	119	117	69	8	10	3	3
Morwell (S) Pt A & B	226	169	94	5	8	12	6
Narracan (S)	96	66	58	4	5	4	6
Rosedale (S)	156	179	189	20	20	14	14
South Gippsland (S)	59	84	75	3	5	2	8
Traralgon (C)	264	147	119	13	9	3	5
Traralgon (S)	61	65	52	4	1	2	4
Warragul (S)	130	104	79	6	8	11	9

LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING - *continued*

Other residential buildings (a)						Total residential buildings							
1984-85	1985-86	1986-87	1986		1987		1984-85	1985-86	1986-87	1986		1987	
			July	Aug.	July	Aug.				July	Aug.	July	Aug.
-	-	11	-	-	-	-	31	42	46	4	6	5	4
-	-	-	-	-	-	-	91	83	61	11	2	5	4
179	200	203	26	17	4	33	1,722	1,651	1,394	109	106	89	118

STATISTICAL DIVISION - *continued*

7	14	11	-	-	-	-	44	50	45	1	2	2	3
146	16	26	-	15	5	3	213	91	110	6	22	14	5
5	-	2	-	-	-	-	34	30	31	3	1	-	2
12	2	-	-	-	3	-	32	25	34	-	-	6	1
6	3	-	-	-	-	-	41	54	35	2	3	3	1
16	15	9	4	-	-	-	48	37	33	6	2	1	2
5	-	-	-	-	-	-	42	33	16	1	1	1	1
-	-	2	-	-	-	-	11	10	15	1	-	-	-
44	38	14	2	2	-	-	139	89	76	6	4	2	4
-	-	-	-	-	-	-	39	42	30	-	3	-	-
99	111	43	6	2	-	10	328	357	231	21	14	7	24
1	2	-	-	-	-	-	49	44	37	4	2	3	2
25	14	6	-	-	-	7	102	84	95	7	8	5	14
366	215	113	12	19	8	20	1,122	946	788	58	62	44	59

STATISTICAL DIVISION

-	-	-	-	-	-	-	44	52	32	1	1	-	1
56	32	9	-	9	-	2	168	87	62	3	12	7	9
17	19	16	-	6	-	-	136	134	107	4	15	8	14
6	17	5	-	-	-	-	98	115	102	4	8	6	6
-	2	28	-	-	-	8	18	20	76	-	1	4	9
15	-	14	-	-	-	3	77	58	64	5	4	6	6
12	44	5	-	-	-	-	154	178	52	1	7	1	5
26	16	25	3	7	-	-	227	217	180	12	26	16	11
-	-	-	-	-	-	-	-	-	-	-	-	-	-
132	130	102	3	22	-	13	922	861	675	30	74	48	61

STATISTICAL DIVISION

-	4	8	-	-	-	-	54	46	42	2	6	4	4
29	10	18	-	4	-	-	154	116	122	7	14	6	10
16	14	8	-	-	-	-	72	85	61	2	5	5	8
8	-	-	-	-	6	-	59	23	22	4	6	9	-
90	38	3	-	-	-	-	209	155	72	8	10	3	3
17	13	7	2	-	-	3	243	182	101	7	8	12	9
-	5	-	-	-	-	-	96	71	58	4	5	4	6
-	-	-	-	-	-	-	156	179	189	20	20	14	14
5	11	2	-	-	-	-	64	95	77	3	5	2	8
26	18	21	2	-	-	2	290	165	140	15	9	3	7
-	-	-	-	-	-	-	61	65	52	4	1	2	4
33	36	4	-	-	4	-	163	140	83	6	8	15	9

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Statistical local area	Houses						
	1984-85	1985-86	1986-87	1986		1987	
				July	August	July	August
CENTRAL GIPPSLAND							
Woorayl (S)	176	187	176	12	18	11	14
Yallourn Works Area	-	-	-	-	-	-	-
Total Division	1,573	1,360	1,124	90	111	80	91
EAST CENTRAL							
Bass (S)	147	136	126	13	11	4	3
Cranbourne (S) Pt B	23	16	24	1	3	2	-
French Island	-	-	-	-	-	-	-
Healesville (S) Pt B	17	32	20	3	2	2	1
Pakenham (S) Pt B	316	251	236	16	17	12	26
Phillip Island (S)	260	345	325	24	28	18	26
Upper Yarra (S)	378	220	147	8	18	12	10
Wonthaggi (B)	123	116	68	6	6	7	7
Total Division	1,264	1,116	946	71	85	57	73
TOTAL VICTORIA	32,001	30,190	27,482	2,140	2,550	2,008	2,183

(a) Number of dwelling units.

LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING - *continued*

Other residential buildings (a)								Total residential buildings							
1984-85	1985-86	1986-87	1986		1987			1984-85	1985-86	1986-87	1986		1987		
			July	Aug.	July	Aug.					July	Aug.	July	Aug.	
15	23	11	-	2	-	-		191	210	187	12	20	11	14	
-	-	-	-	-	-	-		-	-	-	-	-	-	-	
239	172	82	4	6	10	5		1,812	1,532	1,206	94	117	90	96	
STATISTICAL DIVISION - <i>continued</i>															
-	-	4	-	-	-	-		147	136	130	13	11	4	3	
8	4	3	-	-	3	-		31	20	27	1	3	5	-	
-	-	-	-	-	-	-		-	-	-	-	-	-	-	
-	-	-	-	-	-	-		17	32	20	3	2	2	1	
64	12	33	-	-	-	4		380	263	269	16	17	12	30	
30	22	14	-	-	6	5		290	367	339	24	28	24	31	
6	1	3	-	-	-	-		384	221	150	8	18	12	10	
36	11	8	-	4	-	-		159	127	76	6	10	7	7	
144	50	65	-	4	9	9		1,408	1,166	1,011	71	89	66	82	
7,121	5,783	4,798	470	435	247	405		39,122	35,973	32,280	2,610	2,985	2,255	2,588	

TABLE 3. NUMBER OF NEW HOUSES COMMENCED BY MATERIAL OF OUTER WALLS, OWNERSHIP, AND STATISTICAL DIVISION, AUGUST 1987

Statistical division	Double brick, stone, and concrete	Brick veneer	Fibre cement	Timber	Other and not stated	Total
PRIVATE SECTOR						
Melbourne	8	1,020	2	37	270	1,337
Barwon	2	110	7	27	2	148
South Western	1	18	2	4	14	39
Central Highlands	3	48	2	18	4	75
Wimmera	-	15	-	-	-	15
Northern Mallee	-	30	-	1	1	32
Loddon-Campaspe	4	81	3	15	11	114
Goulburn	-	50	6	11	13	80
North Eastern	1	31	2	1	3	38
East Gippsland	1	34	8	3	2	48
Central Gippsland	1	41	20	16	13	91
East Central	3	29	17	15	8	72
Total Victoria	24	1,507	69	148	341	2,089
PUBLIC SECTOR						
Melbourne	-	12	-	3	62	77
Barwon	-	-	-	-	-	-
South Western	-	-	-	-	-	-
Central Highlands	-	-	-	-	2	2
Wimmera	-	-	-	-	-	-
Northern Mallee	-	-	-	-	4	4
Loddon-Campaspe	-	-	-	-	4	4
Goulburn	-	1	-	-	4	5
North Eastern	-	1	-	-	-	1
East Gippsland	-	-	-	-	-	-
Central Gippsland	-	-	-	-	-	-
East Central	-	-	-	-	1	1
Total Victoria	-	14	-	3	77	94
TOTAL						
Melbourne	8	1,032	2	40	332	1,414
Barwon	2	110	7	27	2	148
South Western	1	18	2	4	14	39
Central Highlands	3	48	2	18	6	77
Wimmera	-	15	-	-	-	15
Northern Mallee	-	30	-	1	5	36
Loddon-Campaspe	4	81	3	15	15	118
Goulburn	-	51	6	11	17	85
North Eastern	1	32	2	1	3	39
East Gippsland	1	34	8	3	2	48
Central Gippsland	1	41	20	16	13	91
East Central	3	29	17	15	9	73
Total Victoria	24	1,521	69	151	418	2,183