



**DWELLING UNIT COMMENCEMENTS REPORTED
BY APPROVING AUTHORITIES,
VICTORIA, AUGUST 1990**

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 David Miller or Leon Kinnears.

MAIN FEATURES

Original and Seasonally Adjusted Data

There were 1,981 new dwelling units commenced in Victoria during August 1990 (Table 1). In seasonally adjusted terms this represented a decrease of 8 per cent compared with the previous month and a decrease of 27 per cent when compared with August 1989 (Table 2).

In seasonally adjusted terms, new private sector housing commencements in August 1990 were 9 per cent

lower than the previous month, and 24 per cent lower than in August 1989 (Table 2).

Trend Estimates

According to the trend estimates the series peaked in April 1989 and, despite some levelling off earlier this year, has continued to fall since then. However, readers are reminded that trend estimates are subject to revision as subsequent months' data become available.

CHART 1 NUMBER OF DWELLING UNITS COMMENCED, VICTORIA

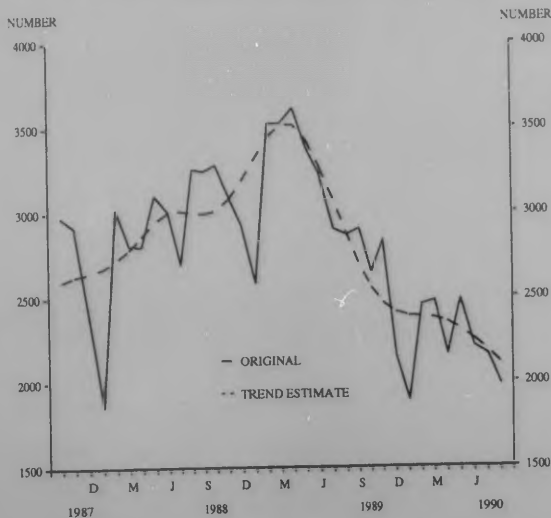


TABLE 1. NUMBER OF NEW DWELLING UNITS COMMENCED BY OWNERSHIP AND TYPE OF RESIDENTIAL BUILDING

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								
1987-88	17,128	2,595	19,723	755	516	1,271	17,883	3,106
1988-89	21,900	2,133	24,033	616	436	1,052	22,516	2,569
1989-90	15,701	1,279	16,980	614	558	1,172	16,315	1,837
1989—								
June	1,795	304	2,099	50	—	50	1,845	304
July	1,706	171	1,877	47	37	84	1,753	298
August	1,524	75	1,599	49	274	323	1,573	349
September	1,565	84	1,649	70	64	134	1,635	148
October	1,463	49	1,512	15	30	45	1,478	79
November	1,430	47	1,477	69	70	139	1,499	117
December	1,039	17	1,056	42	—	42	1,081	17
1990—								
January	948	122	1,070	17	—	17	965	122
February	1,293	93	1,386	74	18	96	1,371	111
March	1,261	179	1,440	29	6	35	1,290	185
April	1,091	145	1,236	55	26	81	1,146	171
May	1,270	156	1,426	59	24	83	1,329	180
June	1,111	141	1,252	64	9	93	1,195	150
July	1,100	104	1,204	40	66	156	1,190	165
August	1,063	83	1,146	77	8	85	1,140	91
VICTORIA								
1987-88	26,796	3,675	30,471	1,222	767	1,989	28,018	4,442
1988-89	33,885	2,787	36,672	1,016	686	1,702	34,901	3,473
1989-90	26,469	1,835	28,304	1,031	659	1,690	27,500	2,494
1989—								
June	2,700	347	3,137	84	—	84	2,874	347
July	2,579	182	2,761	107	37	144	2,686	219
August	2,368	93	2,461	98	312	410	2,466	405
September	2,594	124	2,718	93	95	188	2,687	219
October	2,451	107	2,558	43	44	87	2,494	151
November	2,548	78	2,626	140	70	210	2,688	148
December	2,011	83	2,094	63	—	63	2,074	83
1990—								
January	1,698	153	1,851	38	1	39	1,736	154
February	2,154	147	2,301	131	22	153	2,285	169
March	2,165	260	2,425	40	14	54	2,205	274
April	1,829	211	2,040	91	26	117	1,920	237
May	2,174	205	2,379	77	29	106	2,251	234
June	1,898	192	2,090	110	9	119	2,008	201
July	1,759	185	1,944	129	88	217	1,888	273
August	1,732	119	1,851	112	18	130	1,844	137

(a) Number of dwelling units.

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)
1987-88	26,795	—	—	32,459	—	—
1988-89	33,885	—	—	38,374	—	—
1989-90	26,469	—	—	29,994	—	—
1989 -						
May	3,189	2,840	3,088	3,384	3,098	3,428
June	2,790	2,835	2,909	3,221	3,336	3,270
July	2,579	2,910	2,705	2,905	3,273	3,078
August	2,368	2,208	2,518	2,871	2,582	2,872
September	2,594	2,570	2,376	2,906	2,913	2,690
October	2,451	2,058	2,290	2,645	2,265	2,556
November	2,548	2,306	2,235	2,836	2,559	2,466
December	2,011	2,350	2,191	2,157	2,519	2,410
1990 -						
January	1,698	2,106	2,160	1,890	2,313	2,389
February	2,154	1,997	2,127	2,454	2,284	2,384
March	2,165	2,222	2,083	2,479	2,527	2,375
April	1,829	1,965	2,032	2,157	2,276	2,352
May	2,174	2,002	1,975	2,485	2,364	2,308
June	1,898	1,969	1,913	2,209	2,274	2,250
July	1,759	1,841	1,851	2,161	2,279	2,181
August	1,732	1,684	1,790	1,981	1,885	2,107

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

CHART 2 NUMBER OF NEW DWELLING COMMENCEMENTS

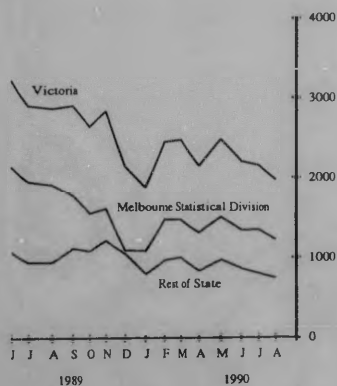


CHART 3 NEW DWELLING COMMENCEMENTS, VICTORIA, ANNUAL PERCENTAGE CHANGE

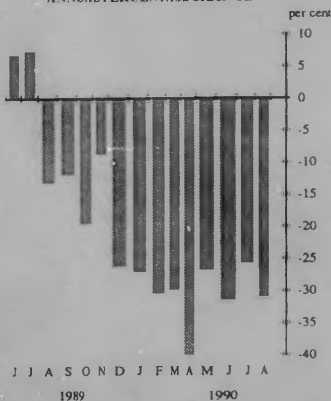


TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING

Statistical Local Area	Houses				Other residential buildings (a)				Total residential buildings			
	July - Aug		August		July - Aug		August		July - Aug		August	
	1989-90	1990-91	1989	1990	1989-90	1990-91	1989	1990	1989-90	1990-91	1989	1990
MELBOURNE STATISTICAL DIVISION												
Altona (C)	259	39	18	17	11	2	—	2	270	41	18	19
Berwick (C)	1,122	155	103	78	74	2	—	2	1,196	157	103	80
Box Hill (C)	133	18	9	12	22	2	—	2	155	20	9	14
Brighton (C)	121	14	3	8	4	—	—	—	125	14	3	8
Bromleydowns (C)	558	88	57	32	16	7	6	—	574	95	63	32
Brunswick (C)	48	3	4	2	7	3	—	—	55	6	4	2
Bulla (S)	689	92	75	37	25	6	—	—	714	98	75	37
Canterwell (C)	222	18	22	10	28	8	—	4	250	26	22	14
Caulfield (C)	167	8	24	5	61	16	—	11	228	24	24	16
Chelsea (C)	135	13	15	8	—	—	—	—	135	13	15	8
Coburg (C)	78	9	8	2	3	5	—	5	81	14	8	7
Collingwood (C)	27	2	16	—	142	—	135	—	169	2	151	—
Cranbourne (S) Pt A	1,771	295	154	150	63	6	—	—	1,834	301	154	150
Croydon (C)	339	47	36	20	54	—	—	—	393	47	36	20
Dandenong (C)	107	6	5	3	37	—	—	—	144	6	5	3
Diamond Valley (S)	285	21	34	7	6	—	—	—	291	21	34	7
Doncaster and Templestowe (C)	360	29	31	12	6	4	—	—	366	33	31	12
Eltham (S)	260	40	14	12	85	22	—	—	345	62	14	12
Essendon (C)	115	12	14	6	15	9	10	—	130	21	24	—
Fitzroy (C)	3	—	—	—	12	—	—	—	15	—	—	—
Flinders (S)	600	85	71	35	17	—	8	—	617	85	79	33
Footscray (C)	85	18	9	8	59	24	32	—	144	42	41	18
Frankston (C)	365	72	32	41	55	—	—	—	420	72	32	41
Hastings (S)	436	48	48	19	39	5	—	—	475	53	48	19
Hawthorn (C)	47	1	6	—	3	—	—	—	50	1	6	—
Heidelberg (S) Pt A	86	6	5	4	14	—	—	—	92	15	5	4
Hendelberg (C)	162	24	14	13	14	—	—	—	176	24	14	13
Keilor (C)	946	144	63	67	84	21	3	6	1,030	165	66	71
Kew (C)	64	4	12	1	2	—	—	—	66	4	12	1
Knus (C)	739	109	105	61	141	38	25	28	880	147	130	111
Lillydale (S)	433	53	35	23	31	6	14	—	464	59	49	28
Malvern (C)	92	8	8	7	16	3	—	—	108	11	8	7
Melbourne (C)	22	2	3	2	60	5	—	—	82	7	3	2
Melton (C)	476	72	43	42	3	2	—	2	479	74	43	42
Moorabbin (C)	240	30	25	14	12	—	—	—	252	30	25	14
Mordialloc (C)	68	6	1	5	6	—	4	—	74	6	5	4
Moorabbin (C)	68	6	1	5	6	—	4	—	74	6	5	4
Mordialloc (C)	231	28	28	11	36	6	7	—	267	34	35	—
Mornington (S)	77	10	—	6	10	3	—	3	87	13	—	—
Norrie (C)	77	10	—	6	10	3	—	3	87	13	—	—
Norrie (C)	300	32	27	13	82	—	29	—	382	32	56	—
Norrie (C)	300	32	27	13	82	—	29	—	382	32	56	—
Norrie (C)	300	32	27	13	82	—	29	—	382	32	56	—
Norrie (C)	300	32	27	13	82	—	29	—	382	32	56	—
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Norrie (C)	300	32	27	13	82	—	29	—	382	32	56	—
Norrie (C)	300	32	27	13	82	—	29	—	382	32	56	—
Norrie (C)	300	32	27	13	82	—	29	—	382	32	56	—
Norrie (C)	300	32	27	13	82	—	29	—	382	32	56	—
Norrie (C)	300	32	27	13	82	—	29	—	382	32	56	—
Norrie (C)	300	32	27	13	82	—	29	—	382	32	56	—
Norrie (C)	300	32	27	13	82	—	29	—	382	32	56	—
Norrie (C)	300	32	27	13	82	—	29	—	382	32	56	—
Norrie (C)	300	32	27	13	82	—	29	—	382	32	56	—
Norrie (C)	300	32	27	13	82	—	29	—	382	32	56	—
Norrie (C)	300	32	27	13	82	—	29	—	382	32	56	—
Norrie (C)												

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

Statistical Local Area	Houses				Other residential buildings (a)				Total residential buildings			
	July - Aug		August		July - Aug		August		July - Aug		August	
	1989-90	1990-91	1989	1990	1989-90	1990-91	1989	1990	1989-90	1990-91	1989	1990
MELBOURNE STATISTICAL DIVISION —continued												
Prahran (C)	41	2	3	—	52	—	3	—	93	2	6	—
Preston (C)	135	13	8	7	15	2	10	—	153	15	18	7
Richmond (C)	12	1	2	1	15	—	—	—	27	1	2	1
Ringwood (C)	213	15	19	7	9	—	—	—	222	15	19	7
St Kilda (C)	9	—	—	—	21	4	—	—	30	4	—	—
Sandringham (C)	82	9	10	3	8	—	—	—	90	9	10	3
Sharnbrook (S)	117	14	3	7	10	—	—	—	127	14	3	7
South Melbourne (C)	21	3	8	—	20	—	2	—	41	3	10	—
Springvale (C)	488	78	54	42	79	—	6	—	567	78	60	42
Sunshine (C)	208	40	20	14	76	20	8	4	284	60	28	18
Waverley (C)	294	47	29	20	3	8	—	5	297	55	29	25
Werrimbee (C)	1,277	222	160	113	46	4	—	4	1,323	226	160	117
Whitlessa (C)	848	180	65	118	6	—	4	—	854	180	69	118
Williamstown (C)	71	8	5	2	9	4	6	4	80	12	11	6
Total Division	16,315	2,330	1,573	1,140	1,837	256	349	91	18,152	2,586	1,922	1,231
BARWON STATISTICAL DIVISION												
Banackburn (S) Pt A and Pt B	66	5	4	4	1	—	—	—	67	5	4	4
Barrabool (S) Pt A and Pt B	267	32	28	12	15	2	—	2	282	34	28	14
Bellarine (RC) Pt A and Pt B	734	81	51	47	33	10	—	2	768	91	51	49
Colac (C)	25	1	1	—	4	—	—	—	29	1	1	—
Colac (S)	43	7	3	6	—	—	—	—	43	7	3	6
Corio (S) Pt A and Pt B	395	35	43	15	—	8	—	—	395	43	43	15
Geelong (C)	23	4	6	4	9	—	—	—	32	4	6	4
Geelong West (C)	19	2	1	1	—	—	—	—	19	2	1	1
Leigh (S)	38	5	2	4	—	—	—	—	38	5	2	4
Newtown (C)	19	3	—	3	6	—	—	—	25	3	—	3
Otway (S)	77	13	3	5	14	—	6	—	91	13	9	5
Queenscliff (B)	37	8	3	5	10	2	—	—	47	10	3	5
South Barwon (C) Pt A and Pt B	370	56	47	20	51	6	—	6	421	62	47	26
Wynchelsea (S)	82	14	6	9	—	—	—	—	82	14	6	9
Total Division	2,196	266	198	135	143	28	6	10	2,339	294	204	145

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

Statistical Local Area	Houses				Other residential buildings (a)				Total residential buildings			
	July - Aug		August		July - Aug		August		July - Aug		August	
	1989-90	1990-91	1989	1990	1989-90	1990-91	1989	1990	1989-90	1990-91	1989	1990
SOUTH WESTERN STATISTICAL DIVISION												
Belfast (S)	2	2	—	1	—	—	—	—	2	2	—	1
Camperdown (T)	15	—	4	—	—	—	—	—	15	—	4	—
Dundas (S)	24	1	2	—	—	—	—	—	24	1	2	—
Glenelg (S)	11	1	—	1	—	—	—	—	11	1	—	1
Hamilton (C)	41	5	1	3	7	—	—	—	48	5	1	3
Hampton (S)	18	1	2	1	—	—	—	—	18	1	2	1
Heyesbury (S)	40	2	4	1	6	—	—	—	46	2	4	1
Heywood (S)	49	9	1	4	2	—	—	—	51	9	1	4
Munham (S)	3	1	—	—	—	—	—	—	3	1	—	—
Munlake (S)	11	2	2	1	—	—	—	—	11	2	2	1
Mount Ruess (S)	10	3	—	—	—	—	—	—	10	3	—	—
Port Fairy (B)	21	4	4	3	2	—	—	—	23	4	4	3
Portland (C)	31	3	—	2	8	—	—	—	39	3	—	2
Warman (S)	9	—	1	—	—	—	—	—	9	—	1	—
Warrnambool (C)	162	23	6	11	35	18	—	18	197	41	6	29
Warrnambool (S)	53	1	2	1	—	—	—	—	53	1	2	1
Lady Julia Percy Island and Tower Hill Lake Reserve	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	500	58	29	29	60	18	—	18	560	76	29	47
CENTRAL HIGHLANDS STATISTICAL DIVISION												
Ararat (C)	51	3	4	2	—	—	—	—	51	3	4	2
Ararat (S)	25	2	—	1	—	—	—	—	25	2	—	1
Avoca (S)	19	3	—	1	—	—	—	—	19	3	—	1
Bacchus Marsh (S)	236	35	34	18	3	3	—	—	239	38	34	18
Ballaarat (C)	148	19	10	6	43	15	—	—	191	34	10	6
Ballan (S)	130	3	6	3	1	—	—	—	131	3	6	3
Ballaarat (S) Pt A and Pt B	89	9	5	5	15	2	—	—	104	11	5	5
Bungaree (S) Pt A and Pt B	45	4	4	3	6	—	—	—	51	4	4	3
Buninyong (S) Pt A and Pt B	140	17	12	3	—	—	—	—	140	17	12	3
Creswick (S)	31	1	1	—	3	—	—	—	34	1	1	—
Daylesford and Glenlyon (S)	78	13	6	4	12	—	12	—	90	13	18	4
Grenville (S) Pt A and Pt B	110	7	16	2	—	—	—	—	110	7	16	2
Lexon (S)	18	5	—	3	—	—	—	—	18	5	—	3
Ripon (S)	40	1	2	—	—	—	—	—	40	1	2	—
Sebastopol (B)	71	4	10	2	4	—	—	—	75	4	10	2
Talbot and Clunes (S)	27	5	2	2	—	—	—	—	27	5	2	2
Total Division	1,258	131	112	55	87	20	12	—	1,345	151	124	55

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

Statistical Local Area	Houses				Other residential buildings (a)				Total residential buildings			
	July - Aug.		August		July - Aug.		August		July - Aug.		August	
	1989-90	1990-91	1989	1990	1989-90	1990-91	1989	1990	1989-90	1990-91	1989	1990
WIMMERA STATISTICAL DIVISION												
Arapiles (S)	7	1	—	1	—	—	—	—	7	1	—	1
Burchip (S)	2	—	—	—	—	—	—	—	2	—	—	—
Dunboola (S)	7	2	—	1	—	—	—	—	7	2	—	1
Donald (S)	11	1	—	1	—	—	—	—	11	1	—	1
Dunmunkle (S)	5	—	—	—	—	—	—	—	5	—	—	—
Horsham (C)	99	13	6	6	8	4	—	4	107	17	6	10
Kaniva (S)	6	—	—	—	—	—	—	—	6	—	—	—
Karkaroo (S)	2	1	—	—	—	—	—	—	2	1	—	—
Kowree (S)	12	1	2	1	—	—	—	—	12	1	2	1
Lowan (S)	4	1	—	—	—	—	—	—	4	1	—	—
Stawell (C)	20	1	3	—	6	—	—	—	26	1	3	—
Stawell (S)	23	4	—	3	—	—	—	—	23	4	—	3
Warracknabeal (S)	9	3	—	3	—	—	—	—	9	3	—	3
Wimmera (S)	16	2	3	1	—	—	—	—	16	2	3	1
Total Division	223	30	14	17	14	4	—	4	237	34	14	21
NORTHERN MALLEE STATISTICAL DIVISION												
Kerang (B)	14	1	2	—	4	—	—	—	18	1	2	—
Kerang (S)	17	3	1	3	—	—	—	—	17	3	1	3
Mildura (C)	149	23	15	14	14	6	—	—	163	29	15	14
Mildura (S)	163	24	16	7	39	—	—	—	202	24	16	7
Swan Hill (C)	60	9	8	4	3	20	—	—	63	29	8	4
Swan Hill (S)	34	6	2	2	2	—	—	—	36	6	2	2
Walpeup (S)	10	2	—	1	—	—	—	—	10	2	—	1
Wycheproof (S)	6	1	—	—	—	—	—	—	6	1	—	—
Total Division	453	69	44	31	62	26	—	—	515	95	44	31

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

Statistical Local Area	Houses				Other residential buildings (a)				Total residential buildings			
	July - Aug.		August		July - Aug.		August		July - Aug.		August	
	1989-90	1990-91	1989	1990	1989-90	1990-91	1989	1990	1989-90	1990-91	1989	1990
LODDON-CAMPASPE STATISTICAL DIVISION												
Bendigo (C)	81	15	11	5	19	6	—	—	100	21	11	5
Bet Bet (S)	15	4	—	2	—	—	—	—	15	4	—	2
Castlemaine (C)	36	10	—	4	—	—	—	—	36	10	—	4
Charlton (S)	5	1	1	—	—	—	—	—	5	1	1	—
Cohuna (S)	26	—	1	—	—	—	—	—	26	—	1	—
Eaglehawk (B)	47	5	2	3	—	—	—	—	47	5	2	3
Easi Loddon (S)	3	—	—	—	4	—	—	—	7	—	—	—
Echuca (C)	98	14	8	5	10	4	—	—	108	18	8	5
Gisborne (S)	114	14	6	7	3	—	—	—	117	14	6	7
Gordon (S)	8	2	—	2	—	—	—	—	8	2	—	2
Humily (S) Pt A and Pt B	49	8	1	3	—	—	—	—	49	8	1	3
Kara Kara (S)	9	1	—	1	—	—	—	—	9	1	—	1
Korung (S)	24	8	1	4	—	—	—	—	24	8	1	4
Kyneton (S)	106	10	3	9	—	—	—	—	106	10	3	9
Melvor (S)	66	7	2	2	—	—	—	—	66	7	2	2
Maldon (S)	23	4	1	3	—	—	—	—	23	4	1	3
Marong (S) Pt A and Pt B	223	43	5	16	2	—	—	—	225	43	5	16
Maryborough (C)	30	4	3	3	4	—	4	—	34	4	7	3
Mexalle (S)	50	1	3	—	—	—	—	—	50	1	3	—
Newham and Woodend (S)	83	11	5	5	—	—	—	—	83	11	5	5
Newstead (S)	55	8	6	1	—	—	—	—	55	8	6	1
Pyalong (S)	20	2	1	2	—	—	—	—	20	2	1	2
Pyalong (S)	60	7	6	2	—	—	—	—	60	7	6	2
Rochester (S)	140	13	18	11	—	—	—	—	140	13	18	11
Romney (S)	9	3	—	3	—	—	—	—	9	3	—	3
St Arnaud (T)	272	28	25	12	8	—	—	—	280	28	25	12
Stratfieldway (S) Pt A and Pt B	40	3	3	1	—	—	—	—	40	3	3	1
Tullaroop (S)	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	1,692	226	112	108	50	10	4	—	1,742	236	116	108

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

Statistical Local Area	Houses				Other residential buildings (a)				Total residential buildings			
	July - Aug.		August		July - Aug.		August		July - Aug.		August	
	1989-90	1990-91	1989	1990	1989-90	1990-91	1989	1990	1989-90	1990-91	1989	1990
GOULBURN STATISTICAL DIVISION												
Alexandra (S)	76	7	5	3	—	—	—	—	76	7	5	3
Benalla (C)	44	3	4	1	—	—	—	—	44	3	4	1
Benalla (S)	51	2	—	2	—	—	—	—	51	2	—	2
Broadford (S)	76	6	10	2	—	—	—	—	76	6	10	2
Cobram (S)	55	6	7	3	20	—	—	—	75	6	7	3
Deakin (S)	23	1	3	1	—	—	—	—	23	1	3	1
Feroa (S)	56	6	4	4	—	—	—	—	56	6	4	4
Goulburn (S)	32	8	1	3	—	—	—	—	32	8	1	3
Kilmore (S)	161	16	8	5	6	—	—	—	167	16	8	5
Kyabram (T)	48	4	3	2	—	—	—	—	48	4	3	2
Mansfield (S)	114	8	5	4	2	—	—	—	116	8	5	4
Nathalia (S)	17	4	1	1	—	—	—	—	17	4	1	1
Numurkah (S)	60	8	5	4	—	—	—	—	60	8	5	4
Rodney (S) Pt A and Pt B	108	15	10	10	34	—	28	—	142	15	38	10
Seymour (S)	79	11	3	9	11	—	—	—	90	11	3	9
Shepparton (C)	178	20	9	11	13	—	—	—	191	20	9	11
Shepparton (S) Pt A and Pt B	84	13	6	5	—	—	—	—	84	13	6	5
Tungamah (S)	32	7	1	5	—	—	—	—	32	7	1	5
Violet Town (S)	8	2	1	2	—	—	—	—	8	2	1	2
Waranga (S)	42	6	—	6	—	—	—	—	42	6	—	6
Yea (S)	52	9	7	4	—	—	—	—	52	9	7	4
Total Division	1,396	162	93	87	86	—	28	—	1,482	162	121	87
NORTH EASTERN STATISTICAL DIVISION												
Beechworth (S)	42	2	6	—	—	—	—	—	42	2	6	—
Bright (S)	88	16	6	10	3	—	—	—	91	16	6	10
Chiltern (S)	26	2	3	2	3	—	—	—	29	2	3	2
Myrtleford (S)	16	9	—	2	—	—	—	—	16	9	—	2
Oxley (S)	22	2	—	—	—	—	—	—	22	2	—	—
Rutherglen (S)	62	2	2	1	2	—	—	—	64	2	2	1
Tallangatta (S) Pt A and Pt B	26	3	—	1	—	—	—	—	26	3	—	1
Upper Murray (S)	7	1	1	1	—	—	—	—	7	1	1	1
Wangaratta (C)	34	9	4	3	7	6	—	2	41	15	4	5
Wangaratta (S)	28	5	—	4	—	—	—	—	28	5	—	4
Wodonga (RC)	346	28	41	19	17	4	—	—	363	32	41	19
Yackandandah (S) Pt A and Pt B	34	7	1	5	—	2	—	—	34	9	1	5
Yarrawonga (S)	93	11	3	3	7	2	—	—	100	13	3	3
Total Division	824	97	67	51	39	14	—	2	863	111	67	53

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

Statistical Local Area	Houses				Other residential buildings (a)				Total residential buildings			
	July - Aug.		August		July - Aug.		August		July - Aug.		August	
	1989-90	1990-91	1989	1990	1989-90	1990-91	1989	1990	1989-90	1990-91	1989	1990
EAST GIPPSLAND STATISTICAL DIVISION												
Avon (S)	32	3	1	2	—	—	—	—	32	3	1	2
Bairnsdale (C)	84	11	4	2	8	—	2	—	92	11	6	2
Bairnsdale (S)	101	20	10	13	—	—	—	—	101	20	10	13
Maffra (S)	73	14	3	10	—	—	—	—	73	14	3	10
Omoo (S)	13	1	—	1	—	—	—	—	13	1	—	1
Orbost (S)	78	4	3	1	1	1	—	—	79	5	3	1
Sale (C)	65	13	4	7	—	—	—	—	65	13	4	7
Tambo (S)	198	25	17	16	6	2	—	2	204	27	17	18
Basin Strait Islands	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	644	91	42	52	15	3	2	2	659	94	44	54
CENTRAL GIPPSLAND STATISTICAL DIVISION												
Alberton (S)	58	8	7	6	—	—	—	—	58	8	7	6
Buin Buin (S)	131	15	20	8	6	—	—	—	137	15	20	8
Korumburra (S)	72	8	5	5	9	—	—	—	81	8	5	5
Mirboo (S)	14	1	1	—	—	—	—	—	14	1	1	—
Moe (S)	54	9	3	4	—	—	—	—	54	9	3	4
Morwell (S) Ph A and Ph B	61	8	3	4	8	—	—	—	69	8	3	4
Narracan (S)	76	5	6	2	—	—	—	—	76	5	6	2
Rosedale (S)	131	17	22	9	—	—	—	—	131	17	22	9
South Gippsland (S)	70	9	7	2	4	—	4	—	74	9	11	2
Traralgon (C)	88	13	10	7	36	—	—	—	124	13	10	7
Traralgon (S)	39	6	6	1	—	—	—	—	39	6	6	1
Warragul (S)	100	15	4	4	—	17	—	—	100	32	4	4
Woorayil (S)	222	38	19	20	4	—	—	—	226	38	19	20
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	1,116	152	113	72	67	17	4	—	1,183	169	117	72

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

Statistical Local Area	Houses				Other residential buildings (a)				Total residential buildings			
	July - Aug.		August		July - Aug.		August		July - Aug.		August	
	1989-90	1990-91	1989	1990	1989-90	1990-91	1989	1990	1989-90	1990-91	1989	1990
EAST CENTRAL STATISTICAL DIVISION												
Bass (S)	88	12	6	6	—	—	—	—	88	12	6	6
Cranbourne (S) Pt B	85	9	9	3	—	—	—	—	85	9	9	3
Healesville (S) Pt B	2	2	1	—	2	—	—	—	4	2	1	—
Pakenham (S) Pt B	307	44	25	33	—	—	—	—	307	44	25	33
Phillip Island (S)	170	22	12	9	4	4	—	—	174	26	12	9
Upper Yarra (S)	121	20	7	12	4	—	—	—	125	20	7	12
Wonthaggi (S)	110	11	9	4	24	10	—	10	134	21	9	14
French Island	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	883	120	69	67	34	14	—	10	917	134	69	77
TOTAL VICTORIA												
	27,500	3,732	2,466	1,844	2,494	410	405	137	29,994	4,142	2,871	1,981

(a) Number of dwelling units.

CHART 4 NUMBER OF NEW DWELLING COMMENCEMENTS BY TYPE, VICTORIA

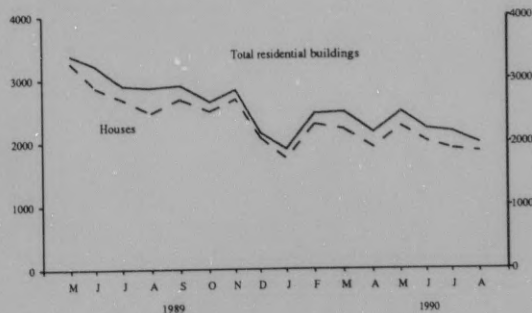


TABLE 4. NUMBER OF NEW HOUSES COMMENCED BY MATERIAL OF OUTER WALLS, OWNERSHIP,
AND STATISTICAL DIVISION, AUGUST 1990

Statistical division	Double brick, stone and concrete	Brick veneer	Fibre cement	Timber	Other and not stated	Total
PRIVATE SECTOR						
Melbourne	9	753	3	20	278	1,063
Barwon	—	80	2	28	23	133
South Western	—	21	3	3	2	29
Central Highlands	1	22	1	10	20	54
Wimmera	—	12	—	5	—	17
Northern Mallee	1	18	1	2	2	24
Loddon-Campaspe	5	62	6	7	18	98
Goulburn	1	60	5	11	8	85
North Eastern	—	35	2	6	4	47
East Gippsland	1	20	9	5	13	70
Central Gippsland	2	27	12	10	19	64
East Central	—	45	10	5	4	64
Total Victoria	20	1,155	54	112	391	1,732
PUBLIC SECTOR						
Melbourne	—	15	—	—	62	77
Barwon	—	—	1	—	1	2
South Western	—	—	—	—	1	1
Central Highlands	—	—	—	—	—	—
Wimmera	—	—	—	—	7	7
Northern Mallee	—	—	—	—	8	10
Loddon-Campaspe	—	2	—	—	—	2
Goulburn	—	1	1	—	—	4
North Eastern	—	4	—	—	4	4
East Gippsland	—	—	—	—	2	2
Central Gippsland	—	—	—	1	2	3
East Central	—	—	—	—	—	—
Total Victoria	—	22	2	1	87	112
TOTAL						
Melbourne	9	768	3	20	340	1,140
Barwon	—	80	3	28	24	135
South Western	—	21	3	3	2	29
Central Highlands	1	22	1	10	21	55
Wimmera	—	12	—	5	—	17
Northern Mallee	1	18	1	2	9	31
Loddon-Campaspe	5	64	6	7	26	108
Goulburn	1	61	6	11	8	87
North Eastern	—	39	2	6	17	52
East Gippsland	1	20	9	5	21	72
Central Gippsland	2	27	12	10	6	67
East Central	—	45	10	5	—	60
Total Victoria	20	1,177	56	113	478	1,844

Introduction

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

Scope and coverage

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

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

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

Definitions

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

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

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

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

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

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

Seasonal adjustment

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

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

10. Trend estimate dwelling unit approval 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. 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.

13. 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

14. 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

15. 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.

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

Building Approvals, Australia (8731.0) (monthly) (\$8.00)

Building Approvals, Victoria (8731.2) (monthly) (\$8.00)

Building Approvals, Victoria - Small Area Summary (8733.2) (annual) (\$7.00)

Building Activity, Australia (8752.0) (quarterly) (\$11.50)

Building Activity, Victoria (8752.2) (quarterly) (\$7.50)

Engineering Construction, Australia (8762.0) (quarterly) (\$7.50)

Building, Victoria (8710.2) (\$11.50)

17. 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.

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Symbols and other usages

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

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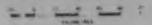
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R.A. CROCKETT

Deputy Commonwealth Statistician

VICTORIA

Statistical Local Areas



City (C), Town (T), Borough (B), Rural City (RC), Shire (S)





MELBOURNE STATISTICAL DIVISION
Statistical Local Areas

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ISSN 0814-236X