

BUILDING APPROVALS, VICTORIA, NOVEMBER 1988

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 Leon Kinnersly.

MAIN FEATURES

In original terms the number of new private sector houses approved in November 1988 for Victoria (3,210) increased 41 per cent when compared with the 2,278 recorded in November 1987 and is at its highest level since August 1973 (3,365).

The trend estimate of 3,359 total new dwellings approved in Victoria for November 1988 represented an increase for the ninth successive month and was 1 per cent higher than October 1988 (3,329).

November 1988 building approvals also indicated significant contributions by office and educational classes of building. By contrast the value of shops decreased to its lowest level since April 1988.

At current prices, the value of office jobs approved in November 1988 was \$162.6m, the major contribution being provided by two large private sector projects in the City of Melbourne. The value of educational jobs approved in Victoria during November 1988 was \$21.2m, the highest level recorded since February 1987 (\$24.1m).

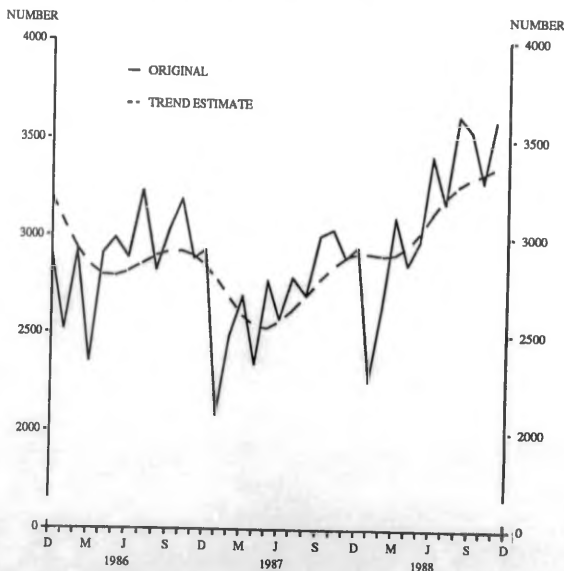
NUMBER OF DWELLING UNITS APPROVED, VICTORIA

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION									
1985-86	18,018	1,160	19,178	3,748	282	4,030	21,766	1,442	23,208
1986-87	16,543	1,107	17,650	3,307	191	3,498	19,850	1,298	21,148
1987-88	18,355	847	19,202	2,718	568	3,286	21,073	1,415	22,488
1987-88									
July-November	7,286	389	7,675	1,166	378	1,544	8,452	767	9,219
1988-89									
July-November	9,976	250	10,226	891	230	1,121	10,867	480	11,347
1987-									
September	1,435	84	1,519	307	95	402	1,742	179	1,921
October	1,610	66	1,676	202	65	267	1,812	131	1,943
November	1,402	123	1,527	203	72	275	1,605	197	1,802
December	1,585	77	1,662	223	59	282	1,808	136	1,944
1988-									
January	1,165	31	1,196	250	19	269	1,415	50	1,465
February	1,434	24	1,458	240	11	251	1,674	35	1,709
March	1,631	114	1,745	271	18	289	1,902	132	2,034
April	1,600	21	1,621	98	10	108	1,698	31	1,729
May	1,754	36	1,790	220	32	252	1,974	68	2,042
June	1,900	155	2,055	250	41	291	2,150	196	2,346
July	1,788	19	1,807	189	73	262	1,977	92	2,069
August	2,185	63	2,248	209	29	238	2,394	92	2,486
September	2,088	111	2,199	123	47	170	2,211	158	2,369
October	1,859	17	1,876	153	76	229	2,012	93	2,105
November	2,056	40	2,096	217	5	222	2,273	45	2,318
VICTORIA									
1985-86	29,437	1,930	31,367	5,582	584	6,166	35,019	2,514	37,533
1986-87	26,564	1,714	28,278	4,461	317	4,778	31,025	2,031	33,056
1987-88	28,508	1,348	29,856	3,829	937	4,766	32,337	2,285	34,622
1987-88									
July-November	11,620	666	12,286	1,652	483	2,135	13,272	1,149	14,421
1988-89									
July-November	15,164	449	15,613	1,267	340	1,607	16,431	789	17,220
1987-									
September	2,364	135	2,499	400	104	504	2,764	239	3,003
October	2,523	136	2,659	276	103	379	2,799	239	3,038
November	2,278	201	2,479	306	105	411	2,584	306	2,890
December	2,437	118	2,555	317	75	392	2,754	193	2,947
1988-									
January	1,767	46	1,813	336	107	443	2,103	153	2,256
February	2,199	85	2,284	333	23	356	2,532	108	2,640
March	2,539	148	2,687	339	77	416	2,878	225	3,103
April	2,608	42	2,650	194	12	206	2,802	54	2,856
May	2,593	41	2,634	282	65	347	2,875	106	2,981
June	2,745	202	2,947	376	95	471	3,121	297	3,418
July	2,664	75	2,739	319	117	436	2,983	192	3,175
August	3,184	125	3,309	285	29	314	3,469	154	3,623
September	3,176	128	3,304	170	68	238	3,346	196	3,542
October	2,930	58	2,988	207	88	295	3,137	146	3,283
November	3,210	63	3,273	286	38	324	3,496	101	3,597

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 52 such dwelling units approved in November 1988.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building		
	Houses		Other residential buildings			Total			residential buildings		Private sector	Total	Private sector	Total	
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector							Total
MELBOURNE STATISTICAL DIVISION															
1985-86	1,157.4	45.0	1,202.4	146.2	14.3	160.5	1,303.6	59.3	1,362.9	261.5	1,073.4	1,879.3	1,226.8	1,877.3	
1986-87	1,182.6	49.3	1,232.0	151.2	11.6	162.8	1,333.9	60.9	1,394.8	298.2	1,264.4	1,684.3	2,894.8	3,377.2	
1987-88	1,441.8	41.9	1,483.7	144.3	35.6	179.9	1,586.1	77.5	1,663.6	327.6	2,171.9	2,648.7	4,085.3	4,639.9	
1987-88															
July-November 1988-89	557.7	19.3	576.9	60.4	24.4	84.8	618.1	43.6	661.7	142.1	1,019.9	1,125.5	1,780.0	1,929.3	
July-November	816.2	13.8	830.0	45.7	13.4	59.0	861.8	27.2	889.0	172.9	1,049.5	1,150.0	2,084.2	2,211.9	
1987-															
September	110.4	3.6	114.0	15.1	6.1	21.2	125.5	9.7	135.2	28.8	117.1	133.0	271.4	296.9	
October	125.8	3.5	129.3	11.3	2.7	13.9	137.0	6.2	143.2	30.1	138.5	159.7	305.7	333.0	
November	108.5	6.2	114.7	9.6	5.5	15.1	118.1	11.7	129.7	27.9	361.5	375.3	507.5	533.0	
December	127.6	3.8	131.4	11.8	3.7	15.5	139.5	7.4	146.9	28.8	117.9	151.1	286.0	326.8	
1988-															
January	90.0	1.5	91.6	14.0	1.0	15.1	104.1	2.6	106.7	21.6	127.1	160.8	252.7	289.0	
February	117.4	1.0	118.5	11.9	0.5	12.3	129.3	1.5	130.8	25.8	113.0	126.7	268.1	283.4	
March	132.2	5.5	137.7	16.0	1.6	17.6	148.2	7.1	155.3	29.0	122.8	147.8	300.0	332.1	
April	125.4	1.0	126.4	5.0	0.5	5.5	130.4	1.4	131.8	29.3	231.3	253.4	391.0	414.6	
May	139.8	1.8	141.6	11.1	1.6	12.7	150.8	3.5	154.3	22.9	322.1	343.0	496.8	721.2	
June	151.7	8.0	159.6	14.1	2.4	16.4	165.7	10.3	176.1	27.1	117.9	140.3	310.7	343.5	
July	143.0	1.1	144.1	8.4	4.7	13.2	151.4	5.9	157.3	30.0	300.8	213.7	382.2	401.0	
August	175.2	3.2	178.4	9.5	1.9	11.4	184.6	5.2	189.8	31.9	126.4	159.4	342.9	381.1	
September	169.1	5.8	174.9	7.1	2.4	9.5	176.2	8.2	184.4	37.8	197.1	209.6	411.1	431.9	
October	153.9	1.2	155.1	9.3	4.0	13.3	163.3	5.2	168.4	37.0	207.6	228.3	407.9	433.7	
November	175.0	2.5	177.5	11.3	0.3	11.6	186.3	2.8	189.1	36.1	317.6	339.0	540.0	564.2	
VICTORIA															
1985-86	1,782.0	78.1	1,860.0	209.9	27.3	237.2	1,991.8	105.4	2,097.2	315.8	1,301.7	2,238.2	3,607.1	4,651.2	
1986-87	1,786.8	75.9	1,862.7	195.5	17.6	213.1	1,982.3	93.5	2,075.8	363.3	1,487.1	2,075.2	3,830.8	4,514.2	
1987-88	2,115.6	67.6	2,183.2	189.9	54.3	244.1	2,305.5	121.9	2,427.4	401.7	2,437.0	3,058.8	5,143.1	5,887.9	
1987-88															
July-November 1988-89	836.8	33.7	870.4	80.4	29.4	109.7	917.1	63.0	980.2	174.3	1,131.5	1,288.6	2,222.8	2,443.1	
July-November	1,173.8	24.9	1,198.7	63.0	19.7	82.7	1,236.8	44.6	1,281.3	207.6	1,170.3	1,308.4	2,614.5	2,797.3	
1987-															
September	169.2	6.2	175.4	19.2	6.7	25.8	188.3	12.9	201.2	35.1	136.2	161.8	359.5	398.1	
October	185.0	7.0	192.0	14.5	4.6	19.1	199.5	11.6	211.2	37.5	157.2	183.7	394.2	432.4	
November	165.5	10.0	175.5	14.1	6.7	20.8	179.6	16.7	196.3	34.2	381.3	406.8	595.0	637.3	
December	183.8	6.4	190.3	15.3	4.5	19.8	199.2	10.9	210.0	34.9	138.0	174.1	371.9	419.0	
1988-															
January	130.5	2.2	132.8	17.8	5.5	23.2	148.3	7.7	156.0	25.9	150.5	219.5	324.7	401.4	
February	169.8	4.0	173.9	15.8	1.1	16.9	185.7	5.1	190.8	31.7	134.4	158.3	351.5	380.9	
March	194.5	7.1	201.6	18.5	4.8	23.3	212.9	11.9	224.9	35.4	140.9	172.5	389.2	432.8	
April	194.2	1.7	195.9	9.3	0.6	9.9	203.6	2.2	205.8	37.8	248.4	274.9	489.5	518.6	
May	195.9	2.2	198.1	13.6	3.1	16.7	209.5	5.3	214.8	27.9	346.7	388.8	584.1	631.5	
June	210.0	10.3	220.3	19.2	5.4	24.6	229.2	15.7	244.9	33.7	146.5	182.1	409.5	460.7	
July	203.6	4.9	208.5	15.2	7.0	22.2	218.8	11.9	230.7	35.4	226.6	244.3	480.8	510.5	
August	243.5	6.5	250.0	12.6	1.9	14.6	256.1	8.4	264.5	38.1	147.8	186.1	441.9	488.7	
September	243.8	6.6	250.4	9.2	3.8	13.0	253.1	10.4	263.5	45.1	225.0	254.0	523.2	562.6	
October	228.3	3.4	231.6	11.5	4.6	16.0	239.7	8.0	247.7	44.6	228.8	255.7	513.1	547.9	
November	254.5	3.5	258.1	14.5	2.3	16.8	269.1	5.8	274.9	44.4	342.0	368.3	655.5	687.6	

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

SEASONALLY ADJUSTED AND TREND ESTIMATES (a)						
Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1987-						
September	2,201	2,344	2,572	2,837	188.7	32.8
October	2,268	2,432	2,532	2,824	191.3	32.0
November	2,244	2,466	2,599	2,874	196.6	33.1
December	2,570	2,545	2,765	2,941	209.5	36.3
1988-						
January	2,400	2,513	2,891	3,096	208.1	34.4
February	2,368	2,468	2,651	2,731	198.8	35.2
March	2,387	2,553	2,671	2,842	215.6	33.4
April	2,640	2,750	2,924	3,141	224.4	39.7
May	2,459	2,401	2,768	2,662	197.3	25.3
June	2,616	2,857	3,036	3,339	242.4	33.6
July	2,665	2,761	2,933	3,234	229.2	36.0
August	2,913	2,946	3,161	3,259	235.1	35.6
September	3,028	3,203	3,222	3,427	256.5	42.8
October	2,781	2,877	2,981	3,178	232.5	39.9
November	2,912	2,979	3,217	3,347	254.8	40.5
TREND ESTIMATES						
1987-						
September	2,224	2,344	2,536	2,777	186.7	32.9
October	2,277	2,401	2,592	2,843	192.4	34.2
November	2,329	2,454	2,649	2,894	198.1	33.8
December	2,377	2,493	2,698	2,916	202.6	34.5
1988-						
January	2,412	2,518	2,731	2,911	205.9	34.9
February	2,435	2,535	2,755	2,903	208.6	34.7
March	2,456	2,552	2,779	2,910	211.3	34.1
April	2,494	2,591	2,818	2,951	215.2	33.3
May	2,558	2,660	2,876	3,024	220.3	33.1
June	2,644	2,747	2,948	3,117	226.4	33.8
July	2,733	2,837	3,019	3,204	232.5	35.2
August	2,808	2,914	3,074	3,265	237.9	37.0
September	2,869	2,974	3,116	3,305	242.7	38.8
October	2,912	3,015	3,147	3,329	246.7	40.3
November	2,950	3,051	3,177	3,359	250.6	42.0

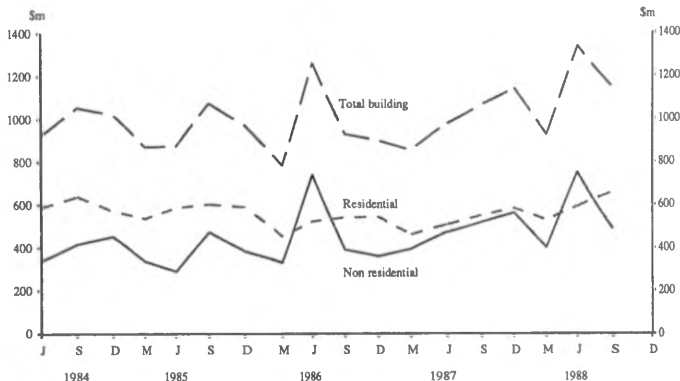
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation.

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1984-85 PRICES (a),
(\$ million)

(\$ millions)									
Period	New residential buildings				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1985-86	1,601.3	1,671.4	205.9	1,877.3	283.2	1,129.4	1,920.2	3,189.7	4,080.7
1986-87	1,507.3	1,571.4	166.8	1,738.2	306.3	1,154.4	1,609.3	3,107.5	3,653.8
1987-88	1,687.7	1,741.8	178.4	1,920.2	321.1	1,772.3	2,222.0	3,902.4	4,463.3
1987-									
June qtr.	380.7	387.8	35.0	422.8	83.8	330.5	470.4	823.9	977.0
Sept. qtr.	398.3	411.9	51.9	463.8	84.0	419.6	517.5	955.5	1,065.3
Dec. qtr.	431.7	450.6	43.8	494.4	86.2	494.2	558.4	1,039.0	1,139.0
1988-									
Mar. qtr.	393.9	404.6	46.0	450.6	74.0	308.0	398.0	810.2	922.6
June qtr.	463.8	474.7	36.7	511.4	76.9	530.5	748.1	1,097.7	1,336.4
Sept. qtr.	518.4	531.8	35.2	567.0	89.0	424.5	484.8	1,055.5	1,140.8

(a) See Explanatory Notes 17-22.

VALUE OF BUILDING APPROVED AT AVERAGE 1984-85 PRICES (a), VICTORIA



(a) Refer to paragraphs 17-22 of Explanatory Notes.

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

Class of building	(\$ million)					1988		
	1986-87	1987-88	July-November 1987-88	1988-89	September	October	November	
	PRIVATE SECTOR							
New houses	1,786.8	2,115.6	836.8	1,173.8	243.8	228.3	254.5	
New other residential buildings	195.5	189.9	80.4	63.0	9.2	11.5	14.5	
Total new residential building	1,982.3	2,305.5	917.1	1,236.8	253.1	239.7	269.1	
Alterations and additions to residential buildings	361.5	400.6	174.2	207.5	45.1	44.5	44.4	
Hotels, etc.	72.3	96.8	24.0	191.7	20.8	63.2	75.5	
Shops	247.1	331.1	122.0	168.7	51.9	35.4	18.0	
Factories	279.9	376.8	160.8	200.6	37.4	36.1	43.0	
Offices	558.0	1,221.2	664.7	437.4	75.4	65.7	160.1	
Other business premises	166.0	227.6	93.3	104.3	23.2	18.7	24.7	
Educational	67.9	59.5	23.8	29.2	3.8	3.3	12.2	
Religious	14.2	12.7	5.1	4.3	1.1	0.4	1.4	
Health	27.4	58.0	16.7	15.2	4.3	3.3	1.5	
Entertainment and recreational	38.6	32.2	14.6	11.2	5.7	1.5	2.6	
Miscellaneous	15.7	21.2	6.5	7.9	1.5	1.3	3.1	
Total non-residential building	1,487.1	2,437.0	1,131.5	1,170.3	225.0	228.8	342.0	
Total	3,839.8	5,143.1	2,222.8	2,614.5	523.2	513.1	655.5	
PUBLIC SECTOR								
New houses	75.9	67.6	33.7	24.9	6.6	3.4	3.5	
New other residential buildings	17.6	54.3	29.4	19.7	3.8	4.6	2.3	
Total new residential building	93.5	121.9	63.0	44.6	10.4	8.0	5.8	
Alterations and additions to residential buildings	1.8	1.2	0.2	0.1	-	-	-	
Hotels, etc.	5.1	8.8	3.2	4.4	0.3	2.3	1.2	
Shops	1.8	3.1	2.3	3.8	0.1	-	0.5	
Factories	12.7	12.0	3.4	7.6	1.1	4.0	1.1	
Offices	95.8	299.8	47.5	32.1	1.8	7.6	2.5	
Other business premises	59.1	45.4	13.8	6.5	1.7	3.0	0.8	
Educational	213.0	88.6	36.8	46.1	14.0	2.2	9.0	
Religious	-	-	-	-	-	-	-	
Health	102.7	55.5	15.9	17.7	5.9	3.9	6.6	
Entertainment and recreational	23.1	33.5	9.1	9.5	2.3	1.1	4.2	
Miscellaneous	74.8	75.1	25.0	10.5	1.8	2.7	0.4	
Total non-residential building	588.0	621.8	157.1	138.1	29.0	26.8	26.2	
Total	683.4	744.8	229.3	182.7	39.4	34.8	32.8	
TOTAL								
New houses	1,862.7	2,183.2	870.4	1,198.7	250.4	231.6	258.1	
New other residential buildings	213.1	244.1	109.7	82.7	13.0	16.0	16.8	
Total new residential building	2,075.8	2,427.4	980.2	1,281.3	263.5	247.7	274.9	
Alterations and additions to residential buildings	363.3	401.7	174.3	207.6	45.1	44.6	44.4	
Hotels, etc.	77.1	105.5	27.3	196.1	21.1	65.5	76.7	
Shops	248.9	334.2	124.3	172.5	52.0	35.4	18.5	
Factories	292.7	388.8	164.2	208.1	38.5	40.1	44.1	
Offices	653.8	1,521.0	712.2	469.4	77.1	73.3	162.6	
Other business premises	225.1	273.0	107.1	110.8	24.9	21.7	25.5	
Educational	280.9	148.1	60.6	75.3	17.9	5.5	21.2	
Religious	14.2	12.7	5.1	4.3	1.1	0.4	1.4	
Health	130.2	113.5	32.6	32.9	10.1	7.2	8.1	
Entertainment and recreational	61.8	65.7	23.7	20.6	8.0	2.6	6.7	
Miscellaneous	90.5	96.3	31.5	18.4	3.3	4.0	3.4	
Total non-residential building	2,075.2	3,058.8	1,288.6	1,308.4	254.0	255.7	368.3	
Total	4,514.2	5,887.9	2,443.1	2,797.3	562.6	547.9	687.6	

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

Period	\$30,000 or less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1988 September	12	0.9	3	1.0	1	0.5	2	2.4	1	16.4	19	21.1
October	8	0.7	2	0.7	3	1.9	2	2.8	2	59.3	17	63.5
November	7	0.5	5	1.6	4	2.4	2	2.3	1	70.0	19	76.7
SHOPS												
1988 September	108	6.8	18	5.1	9	5.8	3	4.3	1	30.0	139	52.0
October	109	6.4	13	3.6	3	1.7	5	11.2	2	12.4	132	35.4
November	107	7.1	19	6.0	6	4.4	1	1.0	-	-	133	18.5
FACTORIES												
1988 September	100	9.9	30	8.6	21	14.8	3	5.1	-	-	154	38.5
October	79	7.6	41	12.9	12	6.7	8	12.9	-	-	140	40.1
November	92	8.7	38	10.9	13	9.5	11	15.0	-	-	154	44.1
OFFICES												
1988 September	63	4.6	20	5.9	13	8.0	12	23.9	3	34.7	111	77.1
October	78	5.7	22	6.9	8	5.3	6	14.4	4	40.9	118	73.3
November	105	8.3	27	7.8	17	10.2	12	24.3	4	112.0	165	162.6
OTHER BUSINESS PREMISES												
1988 September	45	3.5	17	5.4	2	1.5	4	6.3	1	8.1	69	24.9
October	47	3.8	16	4.8	7	4.4	6	8.7	-	-	76	21.7
November	62	5.1	16	5.3	4	2.8	8	12.2	-	-	90	25.5
EDUCATIONAL												
1988 September	16	1.0	5	1.5	4	2.8	5	12.4	-	-	30	17.9
October	20	1.5	4	1.7	1	0.9	1	1.5	-	-	26	5.5
November	13	1.1	6	2.1	1	0.9	5	11.1	1	6.0	26	21.2
RELIGIOUS												
1988 September	2	0.1	1	0.2	1	0.8	-	-	-	-	4	1.1
October	2	0.2	1	0.2	-	-	-	-	-	-	3	0.4
November	2	0.1	1	0.5	1	0.7	-	-	-	-	4	1.4
HEALTH												
1988 September	8	0.7	6	1.9	4	2.6	2	5.0	-	-	20	10.1
October	8	0.8	1	0.4	1	0.7	2	5.3	-	-	12	7.2
November	9	0.6	4	1.5	1	0.8	-	-	1	5.2	15	8.1
ENTERTAINMENT AND RECREATIONAL												
1988 September	19	1.5	2	0.8	4	3.0	2	2.7	-	-	27	8.0
October	14	1.0	4	1.1	1	0.5	-	-	-	-	19	2.6
November	17	1.4	2	0.6	2	1.4	1	3.3	-	-	22	6.7
MISCELLANEOUS												
1988 September	20	1.6	4	0.9	1	0.8	-	-	-	-	25	3.3
October	14	0.8	4	1.0	-	-	1	2.2	-	-	19	4.0
November	16	1.2	1	0.2	1	0.7	1	1.2	-	-	19	3.4
TOTAL NON-RESIDENTIAL BUILDING												
1988 September	393	30.5	106	31.4	60	40.7	33	62.2	6	89.2	598	254.0
October	379	28.5	108	33.5	36	22.0	31	59.0	8	112.7	562	255.7
November	430	34.1	119	36.5	50	34.0	41	70.5	7	193.2	647	368.3

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS APPROVED
BY MATERIAL OF OUTER WALLS, NOVEMBER 1988**

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
MELBOURNE STATISTICAL DIVISION						
Houses -						
Brick, stone or concrete	51	5,201	-	-	51	5,201
Brick-veneer	1,303	109,987	4	188	1,307	110,175
Timber	49	3,166	1	15	50	3,181
Fibre cement	3	122	-	-	3	122
Steel, aluminium or other materials	4	341	-	-	4	341
Not stated	646	56,202	35	2,292	681	58,494
Total houses	2,056	175,020	40	2,495	2,096	177,514
<i>Other residential buildings</i>	<i>217</i>	<i>11,314</i>	<i>5</i>	<i>279</i>	<i>222</i>	<i>11,594</i>
Total residential buildings	2,273	186,334	45	2,774	2,318	189,108
REST OF VICTORIA						
Houses -						
Brick, stone or concrete	20	1,751	-	-	20	1,751
Brick-veneer	729	53,514	1	15	730	53,529
Timber	164	8,861	1	23	165	8,883
Fibre cement	69	3,208	2	35	71	3,243
Steel, aluminium or other materials	26	1,711	3	59	29	1,770
Not stated	146	10,483	16	923	162	11,406
Total houses	1,154	79,528	23	1,054	1,177	80,583
<i>Other residential buildings</i>	<i>69</i>	<i>3,229</i>	<i>33</i>	<i>2,007</i>	<i>102</i>	<i>5,236</i>
Total residential buildings	1,223	82,757	56	3,062	1,279	85,819
TOTAL VICTORIA						
Houses -						
Brick, stone or concrete	71	6,952	-	-	71	6,952
Brick-veneer	2,032	163,501	5	203	2,037	163,704
Timber	213	12,027	2	38	215	12,065
Fibre cement	72	3,330	2	35	74	3,365
Steel, aluminium or other materials	30	2,052	3	59	33	2,111
Not stated	792	66,686	51	3,215	843	69,900
Total houses	3,210	254,548	63	3,549	3,273	258,097
<i>Other residential buildings</i>	<i>286</i>	<i>14,543</i>	<i>38</i>	<i>2,287</i>	<i>324</i>	<i>16,830</i>
Total residential buildings	3,496	269,091	101	5,836	3,597	274,927

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 1988

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (b)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION										
Altona (C)	51	-	3,907	-	-	-	135	875	4,200	8,242
Berwick (C)	164	1	14,180	2	-	90	540	3,843	3,843	18,653
Box Hill (C)	16	-	1,137	-	-	-	1,065	2,230	2,230	4,432
Brighton (C)	8	-	1,019	2	-	150	1,360	3,110	3,110	5,639
Broadmeadows (C)	43	1	2,898	-	-	-	258	4,339	4,339	7,494
Brunswick (C)	6	-	386	13	-	776	152	851	941	2,255
Bulla (S)	82	-	6,838	4	-	190	448	5,963	7,190	14,667
Camberwell (C)	34	-	4,311	2	-	149	2,606	1,478	1,517	8,584
Caulfield (C)	28	-	2,993	-	-	-	797	1,027	1,027	4,817
Chelsea (C)	10	-	592	3	-	185	309	35	72	1,158
Coburg (C)	12	-	898	2	-	100	324	1,640	1,956	3,277
Collingwood (C)	3	-	203	-	-	-	315	852	852	1,370
Cranbourne (S) Pt A	218	-	13,329	17	-	723	377	4,398	4,398	18,827
Croydon (C)	58	1	5,088	19	-	1,392	627	3,715	3,715	10,821
Dandenong (C)	11	-	1,077	-	-	-	108	3,826	3,826	5,010
Diamond Valley (S)	73	-	6,947	22	-	750	599	2,500	2,500	10,797
Doncaster and Templestowe (C)	57	-	9,762	-	-	-	1,203	380	380	11,345
Eltham (S)	27	-	2,580	-	-	-	779	323	363	3,722
Essendon (C)	12	-	1,196	9	-	770	964	385	385	3,315
Fitzroy (C)	-	-	-	-	-	-	276	345	345	621
Flinders (S)	97	-	7,526	-	-	-	798	610	610	8,934
Footscray (C)	6	-	269	-	-	-	287	1,439	1,471	2,027
Frankston (C)	51	2	4,619	-	-	-	587	1,498	1,498	6,703
Hastings (S)	63	-	4,522	-	-	-	423	875	875	5,820
Hawthorn (C)	4	-	945	-	-	-	1,490	603	603	3,039
Healesville (S) Pt A	6	-	554	-	-	-	130	1,560	1,560	2,244
Heidelberg (C)	10	2	896	11	-	471	674	47	47	2,089
Keilor (C)	90	-	8,669	10	-	440	412	3,315	3,364	12,886
Kew (C)	7	-	1,032	-	-	-	1,307	900	900	3,239
Knox (C)	107	7	10,366	-	-	-	1,416	6,084	6,117	17,899
Lillydale (S)	90	1	7,637	-	-	-	976	3,705	4,158	12,771
Malvern (C)	10	-	1,341	5	-	380	1,632	3,141	3,798	7,151
Melbourne (C)	2	-	90	23	-	1,250	461	207,987	215,561	217,362
Melton (S)	54	-	3,796	-	-	-	126	200	200	4,122
Moorabbin (C)	30	-	2,287	3	-	150	854	1,885	1,926	5,217
Mordialloc (C)	10	-	1,148	-	5	279	318	160	160	1,906
Mornington (S)	40	-	3,753	-	-	-	491	150	150	4,394
Northcote (C)	8	-	679	-	-	-	360	90	1,163	2,202
Nunawading (C)	30	1	2,471	-	-	-	729	506	1,586	4,785
Oakleigh (C)	3	-	206	-	-	-	308	5,855	6,758	7,272
Pakenham (S) Pt A	6	-	519	-	-	-	172	-	-	691
Port Melbourne (C)	-	-	-	-	-	-	150	3,060	3,229	3,379
Prahran (C)	1	-	65	-	-	-	1,451	3,689	3,689	5,205
Preston (C)	12	-	1,161	3	-	120	603	410	410	2,294
Richmond (C)	-	-	-	11	-	720	229	3,183	3,183	4,132
Ringwood (C)	15	2	1,123	2	-	130	488	95	95	1,836
St Kilda (C)	1	-	70	-	-	-	631	2,205	2,205	2,906
Sandringham (C)	12	-	1,536	-	-	-	990	130	130	2,656
Sherbrooke (S)	20	-	1,706	-	-	-	544	-	-	2,350
South Melbourne (C)	1	-	90	-	-	-	390	5,362	5,362	5,843
Springvale (C)	66	4	4,983	3	-	135	296	8,887	8,887	14,300
Sunshine (C)	27	-	1,749	13	-	650	232	4,944	4,944	7,574
Waverley (C)	30	-	3,441	7	-	478	1,825	1,686	4,886	10,630
Werrisbee (C)	145	10	11,454	-	-	-	165	200	434	12,053
Whittlesea (C)	84	8	6,997	31	-	1,116	596	829	1,476	10,183
Williamstown (C)	5	-	472	-	-	-	292	408	408	1,172
Melbourne (SD)	2,056	40	177,514	217	5	11,594	36,076	317,613	339,033	564,217

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 1988 - continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (b)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
BARWON STATISTICAL DIVISION										
Bannockburn (S) Pt A & B	5	-	374	-	-	-	78	-	-	452
Barrabool (S) Pt A & B	27	-	2,083	-	-	-	163	125	125	2,371
Bellarine (S) Pt A & B	63	-	4,056	-	-	-	187	665	665	4,908
Colac (C)	-	-	-	-	-	-	25	-	-	25
Colac (S)	6	-	541	-	-	-	88	-	-	628
Corio (S) Pt A & B	50	-	3,157	-	-	-	107	1,015	1,015	4,279
Geelong (C)	-	1	68	-	-	-	82	625	951	1,100
Geelong West (C)	1	-	85	-	-	-	39	-	-	134
Leigh (S)	1	-	80	-	-	-	32	-	-	112
Newtown (C)	-	-	-	2	-	90	301	-	-	391
Otway (S)	1	-	110	6	-	752	100	30	30	992
Queenscliffe (B)	5	-	368	-	-	-	102	-	-	470
South Barwon (C) Pt A & B	31	-	2,584	-	-	-	156	233	233	2,972
Winchelsea (S)	19	-	1,523	-	-	-	51	-	-	1,574
Barwon (SD)	209	1	15,028	8	-	842	1,510	2,693	3,019	20,399
SOUTH WESTERN STATISTICAL DIVISION										
Belfast (S)	-	-	-	-	-	-	-	-	-	-
Camperdown (T)	4	-	309	-	-	-	-	-	-	309
Dundas (S)	5	-	604	-	-	-	96	-	-	700
Glenelg (S)	2	-	247	-	-	-	15	-	-	262
Hamilton (C)	4	-	180	-	-	-	81	150	150	411
Hampden (S)	2	-	162	-	-	-	134	-	-	295
Heytesbury (S)	2	2	139	-	-	-	-	-	-	139
Heywood (S)	5	-	417	-	-	-	52	-	-	469
Minhamite (S)	-	-	-	-	-	-	12	-	-	12
Mortlake (S)	-	-	-	-	-	-	60	-	-	60
Mount Rouse (S)	-	-	-	-	-	-	65	-	-	65
Port Fairy (B)	3	-	286	-	-	-	-	-	-	286
Portland (C)	5	-	282	-	-	-	133	200	406	821
Wannon (S)	1	-	54	-	-	-	-	-	-	54
Warmambool (C)	11	-	789	5	-	160	147	915	1,022	2,117
Warmambool (S)	6	-	515	-	-	-	74	-	-	589
Lady Julia Percy & Towerhill	-	-	-	-	-	-	-	-	-	-
South Western (SD)	50	2	3,983	5	-	160	869	1,265	1,578	6,591

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (sa), NOVEMBER 1988 - continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (b)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (C)	1	-	82	-	-	-	12	122	122	215
Ararat (S)	6	-	506	-	-	-	-	-	-	506
Avoca (S)	-	-	-	-	-	-	-	375	375	-
Bacchus Marsh (S)	18	-	1,315	-	-	-	20	623	623	1,959
Ballaarat (C)	21	-	1,173	-	-	-	407	1,175	1,210	2,790
Ballan (S)	8	-	587	-	-	-	49	43	43	679
Ballara (S) Pt A & B	9	-	622	-	-	-	263	155	155	1,040
Bungaree (S) Pt A & B	9	-	802	-	-	-	18	-	-	820
Buninyong (S) Pt A & B	8	-	652	-	-	-	53	-	-	705
Creswick (S)	6	-	413	-	-	-	30	-	-	443
Daylesford and Glenlyon (S)	9	-	910	-	-	-	169	-	90	1,169
Glenville (S) Pt A & B	7	2	511	-	-	-	82	85	85	678
Lexton (S)	2	-	72	-	-	-	-	-	-	72
Ripon (S)	1	-	40	-	-	-	101	41	41	182
Sebastopol (B)	3	-	142	-	-	-	38	-	840	1,020
Talbot and Clunes (S)	6	-	302	-	-	-	-	-	-	302
Central Highlands (SD)	114	2	8,130	-	-	-	1,242	2,618	3,583	12,955
WIMMERA STATISTICAL DIVISION										
Arapiles (S)	-	-	-	-	-	-	80	-	-	80
Birchip (S)	-	-	-	-	-	-	-	-	-	-
Dimboola (S)	-	-	-	-	-	-	-	-	-	-
Donald (S)	2	-	150	-	-	-	10	-	-	160
Dunmunkle (S)	1	-	103	-	-	-	-	-	-	103
Horsham (C)	10	-	581	-	-	-	149	202	202	931
Kaniva (S)	-	-	-	-	-	-	37	-	38	75
Karkaroc (S)	-	-	-	-	-	-	-	-	-	-
Kowree (S)	2	-	200	-	-	-	90	-	-	290
Lowan (S)	-	-	-	-	-	-	-	-	-	-
Stawell (T)	2	-	110	-	-	-	10	-	-	120
Stawell (S)	3	-	240	-	-	-	28	-	-	268
Warracknabeal (S)	1	-	92	-	-	-	-	-	-	92
Wimmera (S)	1	-	105	-	-	-	10	-	-	115
Wimmera (SD)	22	-	1,581	-	-	-	413	202	240	2,234
NORTHERN MALLEE STATISTICAL DIVISION										
Kerang (B)	-	-	-	-	-	-	-	-	37	37
Kerang (S)	1	-	72	-	-	-	25	-	-	97
Mildura (C)	26	-	1,714	7	-	320	27	-	192	2,254
Mildura (S)	31	2	2,402	-	-	-	23	125	180	2,605
Swan Hill (C)	4	-	325	-	-	-	60	-	-	385
Swan Hill (S)	6	-	360	-	-	-	77	124	124	560
Walpeup (S)	-	-	-	-	-	-	10	-	-	10
Wycheproof (S)	-	-	-	-	-	-	-	-	-	-
Northern Mallee (SD)	68	2	4,873	7	-	320	221	249	533	5,947

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 1988 - continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (b)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
LONDON-CAMPASPE STATISTICAL DIVISION										
Bondigo (C)	11	-	747	-	-	-	43	1,106	1,155	1,945
Bet Bet (S)	-	-	-	-	-	-	-	-	-	-
Castlemaine (C)	2	-	121	-	9	496	51	50	50	718
Charlton (S)	-	-	-	-	-	-	-	-	32	32
Cohuna (S)	-	-	-	-	-	-	22	900	900	922
Eaglehawk (B)	1	-	100	-	-	-	51	-	1,961	2,112
East Loddon (S)	-	-	-	-	-	-	-	-	-	-
Echuca (C)	6	-	515	-	-	-	107	30	30	652
Gisborne (S)	9	-	848	-	-	-	149	-	-	997
Gordon (S)	1	-	18	-	-	-	17	-	-	35
Huntly (S) Pt A & B	5	-	295	-	-	-	38	68	68	401
Kara Kara (S)	1	-	60	-	-	-	-	-	-	60
Korong (S)	2	-	107	-	-	-	38	-	76	222
Kyneton (S)	6	-	354	4	-	140	16	-	-	510
McIvor (S)	10	-	537	-	-	-	63	-	-	600
Maldon (S)	1	-	50	-	-	-	29	-	-	79
Marong (S) Pt A & B	20	-	1,111	-	-	-	-	-	-	1,111
Maryborough (C)	-	-	-	4	-	150	40	-	-	190
Meikale (S)	8	-	469	-	-	-	-	-	-	469
Newham and Woodend (S)	10	-	585	-	-	-	31	675	675	1,291
Newslead (S)	3	-	208	-	-	-	16	-	-	223
Pyalong (S)	1	-	100	-	-	-	35	-	-	135
Rochester (S)	1	-	88	-	-	-	27	-	-	115
Romsey (S)	17	-	1,423	-	-	-	96	-	-	1,519
St Arnaud (T)	1	-	64	-	-	-	-	-	-	64
Strathfieldsaye (S) Pt A & B	26	1	2,122	13	-	498	80	150	150	2,850
Tullaroop (S)	5	-	270	-	-	-	60	-	-	330
Loddon-Campaspe (SD)	147	1	10,192	21	9	1,284	1,008	2,979	5,098	17,582
GOULBURN STATISTICAL DIVISION										
Alexandra (S)	8	-	665	-	-	-	20	60	60	745
Benalla (C)	8	-	429	-	-	-	66	35	83	578
Benalla (S)	7	-	483	-	-	-	92	40	40	615
Broadford (S)	9	-	553	-	-	-	25	-	-	578
Cobram (S)	10	-	699	5	-	288	36	85	85	1,108
Deakin (S)	7	-	632	-	-	-	94	-	-	726
Euroa (S)	5	-	251	-	-	-	49	-	-	300
Goulburn (S)	4	-	147	-	-	-	30	-	-	177
Kilmore (S)	12	1	965	2	-	80	100	1,245	1,245	2,390
Kyabram (T)	4	-	215	-	-	-	13	1,035	1,141	1,369
Mansfield (S)	32	-	1,894	-	-	-	81	1,970	2,070	4,045
Nathalia (S)	1	-	45	-	-	-	19	-	-	64
Numurkah (S)	11	-	670	-	-	-	32	-	-	702
Rodney (S) Pt A & B	12	-	743	-	-	-	36	60	60	839
Seymour (S)	8	-	501	-	-	-	36	280	280	817
Shepparton (C)	11	-	952	-	24	1,511	48	1,223	1,223	3,733
Shepparton (S) Pt A & B	6	-	686	-	-	-	13	110	110	809
Tungamah (S)	1	-	59	-	-	-	18	-	-	77
Violet Town (S)	2	-	160	-	-	-	-	-	-	160
Waranga (S)	1	-	83	-	-	-	13	-	-	96
Yea (S)	7	-	379	-	-	-	30	-	-	409
Goulburn (SD)	166	1	11,210	7	24	1,879	850	6,143	6,397	20,336

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 1988 - continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (h)		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public (number)	Total value (\$'000)	Private sector (number)	Public (number)	Total value (\$'000)				
NORTH EASTERN STATISTICAL DIVISION										
Beechworth (S)	1	-	60	-	-	-	28	150	150	238
Bright (S)	9	-	534	-	-	-	155	1,465	1,465	2,154
Chiltern (S)	4	-	249	-	-	-	-	-	-	249
Myrtleford (S)	2	4	376	2	-	78	62	89	89	605
Oxley (S)	4	-	365	-	-	-	30	-	-	395
Rutherglen (S)	2	-	175	-	-	-	148	80	80	403
Tallangatta (S) Pt A & B	1	-	52	-	-	-	45	-	-	97
Upper Murray (S)	2	-	160	-	-	-	-	-	-	160
Wangaratta (C)	1	-	80	-	-	-	54	1,133	1,133	1,267
Wangaratta (S)	3	-	438	-	-	-	-	-	-	438
Wodonga (Rural City)	36	-	2,211	-	-	-	59	1,015	1,015	3,284
Yackandandah (S) Pt A & B	3	-	149	-	-	-	-	-	-	149
Yarrawonga (S)	9	-	456	-	-	-	-	-	-	456
North Eastern (SD)	77	4	5,305	2	-	78	581	3,932	3,932	9,895
EAST GIPPSLAND STATISTICAL DIVISION										
Avon (S)	1	-	60	-	-	-	10	-	-	70
Bairnsdale (T)	9	-	619	-	-	-	62	748	748	1,429
Bairnsdale (S)	10	-	710	-	-	-	64	-	-	774
Maffra (S)	14	-	633	-	-	-	142	196	196	971
Omoo (S)	1	-	280	-	-	-	-	-	-	280
Orbost (S)	7	-	397	-	-	-	30	542	542	959
Sale (C)	4	-	328	-	-	-	20	30	73	420
Tambo (S)	14	4	1,047	3	-	100	28	53	188	1,364
Bass Strait Islands	-	-	-	-	-	-	-	-	-	-
East Gippsland (SD)	60	4	4,074	3	-	100	346	1,569	1,748	6,268
CENTRAL GIPPSLAND STATISTICAL DIVISION										
Albion (S)	2	-	94	-	-	-	27	-	-	121
Buln Buln (S)	21	-	1,669	-	-	-	83	373	373	2,125
Korumburra (S)	13	-	889	-	-	-	70	30	30	989
Mirboo (S)	-	-	-	-	-	-	68	-	-	68
Moe (C)	8	-	547	-	-	-	34	155	155	736
Morwell (S) Pt A & B	8	-	654	-	-	-	96	-	-	749
Narracan (S)	8	-	577	-	-	-	69	-	-	646
Rosedale (S)	11	2	788	-	-	-	72	-	-	860
South Gippsland (S)	6	-	371	-	-	-	95	-	45	511
Traralgon (C)	10	4	1,085	-	-	-	10	360	360	1,455
Traralgon (S)	4	-	278	-	-	-	12	-	-	290
Warragul (S)	13	-	913	-	-	-	126	674	944	1,984
Woorayl (S)	19	-	1,339	6	-	120	80	740	740	2,279
Yallourn Works Area	-	-	-	-	-	-	-	-	-	-
Central Gippsland (SD)	123	6	9,204	6	-	120	841	2,332	2,647	12,813

See footnotes at end of table.

TABLE 6. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 1988 - continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (b)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
EAST CENTRAL STATISTICAL DIVISION										
Bass (S)	12	-	854	-	-	-	11	-	-	865
Cranbourne (S) Pt B	6	-	362	-	-	-	-	-	-	362
Healesville (S) Pt B	-	-	-	-	-	-	13	-	-	13
Pakenham (S) Pt B	52	-	3,274	-	-	-	110	162	162	3,546
Phillip Island (S)	21	-	1,036	10	-	453	73	-	-	1,563
Upper Yarra (S)	19	-	1,055	-	-	-	167	60	60	1,282
Wonthaggi (B)	8	-	420	-	-	-	46	232	232	698
French Island	-	-	-	-	-	-	-	-	-	-
East Central (SD)	118	-	7,001	10	-	453	421	454	454	8,329
VICTORIA										
Victoria	3,210	63	258,097	286	38	16,830	44,377	342,049	368,262	687,566

(a) These statistical divisions correspond with the regions adopted by the Victorian Government in January 1982 except in the cases of the Metropolitan region and, because of consequential effects, the Central Highlands and Loddon-Campaspe regions. The Victorian Government Metropolitan region comprises the Melbourne and East Central Statistical Divisions and the Shires of Bacchus Marsh and Gisborne. (b) Details relating to individual classes of building are available on request.

TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS, NOVEMBER 1988

Statistical local area	New residential buildings						Non-residential building (a)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GEE LONG STATISTICAL SUBDIVISION										
Bannockburn (S) Pt A	-	-	-	-	-	-	-	-	-	244
Barrabool (S) Pt A	2	-	244	-	-	-	-	-	-	1,815
Bellarine (S) Pt A	23	-	1,486	-	-	-	64	265	265	4,036
Corio (S) Pt A	47	-	2,925	-	-	-	96	1,015	1,015	1,100
Geelong (C)	-	1	68	-	-	-	82	625	951	124
Geelong West (C)	1	-	85	-	-	-	39	-	-	391
Newtown (C)	-	-	-	2	-	90	301	-	-	1,966
South Barwon (C) Pt A	23	-	1,895	-	-	-	71	-	-	9,677
Geelong (SSD)	96	1	6,704	2	-	90	653	1,905	2,231	
BALLARAT STATISTICAL SUBDIVISION										
Ballaarat (C)	21	-	1,173	-	-	-	407	1,175	1,210	2,790
Ballarat (S) Pt A	9	-	622	-	-	-	209	155	155	986
Bungaree (S) Pt A	7	-	659	-	-	-	18	-	-	677
Buninyong (S) Pt A	4	-	375	-	-	-	14	-	-	389
Grenville (S) Pt A	4	2	311	-	-	-	82	85	85	478
Sebastopol (B)	3	-	142	-	-	-	38	-	840	1,020
Ballarat (SSD)	48	2	3,283	-	-	-	768	1,415	2,290	6,340
BENDIGO STATISTICAL SUBDIVISION										
Bendigo (C)	11	-	747	-	-	-	43	1,106	1,155	1,945
Eaglehawk (B)	1	-	100	-	-	-	51	-	1,961	2,112
Huntly (S) Pt A	3	-	205	-	-	-	18	68	68	291
Marong (S) Pt A	20	-	1,111	-	-	-	-	-	-	1,111
Strathfieldsaye (S) Pt A	20	-	1,625	13	-	498	80	150	150	2,353
Bendigo (SSD)	55	-	3,787	13	-	498	192	1,324	3,335	7,812
SHEPPARTON-MOOROOPNA STATISTICAL SUBDIVISION										
Rodney (S) Pt A	6	-	401	-	-	-	36	-	-	436
Shepparton (C)	11	-	952	-	24	1,511	48	1,223	1,223	3,733
Shepparton (S) Pt A	4	-	479	-	-	-	13	110	110	603
Shepparton-Mooroopna (SSD)	21	-	1,832	-	24	1,511	96	1,333	1,333	4,772
WODONGA STATISTICAL SUBDIVISION										
Beechworth (S)	1	-	60	-	-	-	28	150	150	238
Chiltern (S)	4	-	249	-	-	-	-	-	-	249
Tallangatta (S) Pt A	1	-	52	-	-	-	45	-	-	97
Wodonga (Rural City)	36	-	2,211	-	-	-	59	1,015	1,015	3,284
Yackandandah (S) Pt A	3	-	149	-	-	-	-	-	-	149
Wodonga (SSD)	45	-	2,721	-	-	-	132	1,165	1,165	4,017
MORWELL STATISTICAL SUBDIVISION										
Morwell (S) Pt A	2	-	230	-	-	-	16	-	-	246
Morwell (SSD)	2	-	230	-	-	-	16	-	-	246

(a) Details relating to individual classes of building are available on request.

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recreati- onal	Miscel- laneous	Total
MELBOURNE STATISTICAL DIVISION											
1985-86	42,941	210,940	175,926	952,353	132,864	135,866	9,644	73,398	88,493	56,902	1,879,327
1986-87	38,346	185,163	257,266	617,314	176,437	211,576	10,754	106,901	44,668	35,857	1,684,282
1987-88	60,282	260,901	335,908	1,484,831	215,591	107,964	8,318	92,689	41,330	40,877	2,648,691
1987 September	2,657	15,700	25,954	32,277	19,340	6,859	1,894	1,464	2,016	4,816	132,979
October	1,622	26,458	32,505	53,380	21,189	8,336	273	11,446	3,109	1,418	159,737
November	2,163	23,666	25,750	285,581	21,175	6,625	526	3,952	2,039	3,818	375,295
1988 September	17,608	43,321	29,891	73,859	22,856	9,068	1,095	4,675	4,832	2,439	209,643
October	62,021	27,041	35,439	70,249	18,879	3,925	230	6,081	1,604	2,816	228,286
November	72,683	14,743	38,343	158,959	22,613	17,629	125	6,846	5,150	1,941	339,033
BARWON STATISTICAL DIVISION											
1985-86	1,328	48,128	6,158	5,530	6,281	12,398	1,307	9,935	8,241	6,349	105,656
1986-87	3,333	7,999	7,607	4,715	15,660	7,887	40	870	3,442	38,011	89,565
1987-88	4,511	14,390	19,777	8,397	17,333	8,186	845	1,495	4,014	6,862	85,809
1987 September	430	509	1,127	471	436	100	110	235	938	4,430	8,787
October	48	573	728	736	859	1,554	-	-	1,035	45	5,579
November	262	1,202	853	203	136	443	-	37	43	135	3,315
1988 September	140	2,242	2,795	615	520	3,330	-	1,550	300	-	11,491
October	82	1,287	2,470	627	910	35	-	180	-	452	6,043
November	-	380	802	570	95	476	-	-	615	80	3,019
SOUTH WESTERN STATISTICAL DIVISION											
1985-86	2,461	3,175	1,505	1,561	3,719	2,647	256	321	1,119	704	17,468
1986-87	2,337	2,510	2,867	3,632	3,255	9,876	149	281	629	1,888	27,425
1987-88	1,448	3,669	4,023	2,865	4,493	3,562	638	809	1,127	3,206	25,840
1987 September	60	258	58	250	914	323	-	31	-	190	2,084
October	-	125	218	225	35	300	-	160	370	491	1,924
November	-	880	257	248	550	43	-	51	70	86	2,187
1988 September	-	541	319	-	230	126	-	-	60	75	1,351
October	726	178	-	234	155	82	-	-	145	293	1,816
November	500	175	235	30	325	107	-	41	166	-	1,578
CENTRAL HIGHLANDS STATISTICAL DIVISION											
1985-86	1,481	3,179	2,837	2,803	4,059	8,121	1,184	7,031	810	6,697	38,201
1986-87	4,235	3,346	2,956	2,131	4,395	3,561	1,109	2,783	1,862	1,117	27,495
1987-88	1,852	10,308	2,313	5,843	5,205	4,661	466	3,617	9,158	4,202	47,627
1987 September	494	15	55	387	54	732	-	89	-	100	1,926
October	178	110	96	730	475	124	-	-	-	85	1,799
November	83	705	-	309	197	110	-	-	425	75	1,904
1988 September	-	963	845	37	310	1,266	-	-	-	-	3,421
October	190	553	66	160	150	788	55	-	228	198	2,387
November	250	475	167	115	45	605	750	1,175	-	-	3,583

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
WIMMERA STATISTICAL DIVISION											
1985-86	1,195	1,672	939	509	1,082	163	960	703	1,492	451	9,165
1986-87	959	6,464	379	1,340	688	452	475	3,092	403	414	14,666
1987-88	1,713	752	1,030	590	1,398	3,279	428	3,385	520	487	13,583
1987 September	470	235	170	20	63	130	243	-	-	51	1,382
October	-	150	-	-	260	-	138	50	-	95	693
November	190	-	135	174	225	-	47	-	-	-	771
1988 September	53	90	30	50	32	-	-	-	38	-	294
October	-	50	70	-	176	30	-	-	35	-	361
November	-	-	-	240	-	-	-	-	-	-	240
NORTHERN MALLEE STATISTICAL DIVISION											
1985-86	2,044	1,437	626	997	3,611	113	15	2,670	592	840	12,945
1986-87	1,343	2,615	1,650	4,493	4,679	12,966	-	881	767	542	29,937
1987-88	3,092	5,297	3,718	3,134	3,701	1,061	340	2,032	661	390	23,426
1987 September	21	268	157	120	440	14	-	-	50	185	1,256
October	1,288	264	45	-	309	13	-	-	27	50	1,996
November	-	50	1,623	66	584	13	-	39	12	16	2,403
1988 September	-	815	311	574	233	-	-	-	32	389	2,354
October	-	200	95	-	-	38	-	-	-	-	333
November	-	-	-	37	250	192	-	-	-	54	533
LODDON-CAMPASPE STATISTICAL DIVISION											
1985-86	5,318	7,004	4,854	3,173	5,135	6,747	696	2,362	3,769	2,203	41,262
1986-87	6,763	16,092	2,692	1,610	4,519	17,329	-	1,746	3,323	3,156	57,231
1987-88	3,850	15,718	4,712	2,121	5,513	7,990	420	3,006	1,622	30,009	74,961
1987 September	457	641	150	25	173	1,390	-	-	66	121	3,024
October	760	326	462	234	137	259	-	-	82	30	2,291
November	-	767	863	70	335	175	350	-	677	148	3,384
1988 September	1,686	1,105	901	300	260	3,032	-	-	1,350	30	8,664
October	80	4,720	345	431	-	-	-	-	465	228	6,269
November	55	961	1,280	454	278	2,070	-	-	-	-	5,098
GOULBURN STATISTICAL DIVISION											
1985-86	3,410	4,107	5,045	3,566	3,817	2,895	66	1,431	2,265	4,173	30,775
1986-87	9,101	5,851	3,473	2,194	5,135	1,469	450	499	1,594	3,620	33,388
1987-88	11,170	6,344	6,134	3,344	7,100	1,374	696	4,840	1,664	1,876	44,542
1987 September	600	373	636	258	502	32	219	-	540	578	3,739
October	-	383	266	77	652	99	-	-	68	263	1,808
November	492	612	541	20	212	-	-	-	40	68	1,986
1988 September	1,000	320	125	132	80	-	-	3,832	-	194	5,683
October	1,926	377	205	79	244	248	-	100	-	40	3,221
November	1,990	180	609	1,240	638	-	480	60	-	1,200	6,397

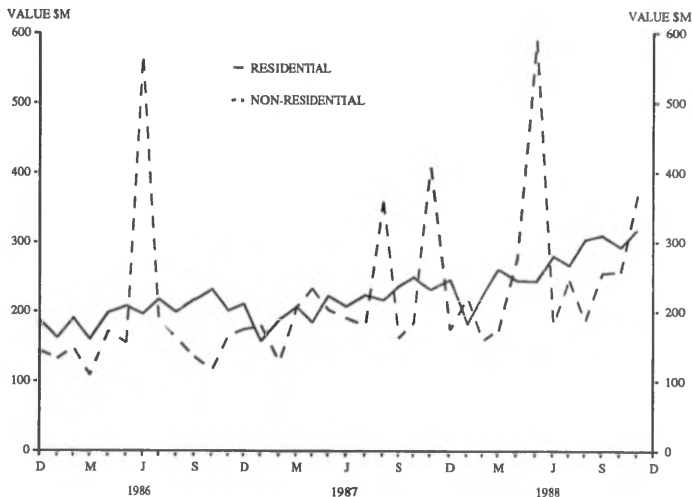
TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION - continued (\$'000)

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
NORTH EASTERN STATISTICAL DIVISION											
1985-86	4,048	3,580	5,725	2,993	2,580	1,494	374	1,446	307	1,863	24,411
1986-87	5,721	5,207	5,681	7,377	2,571	5,137	280	452	1,617	1,332	35,375
1987-88	11,902	4,880	3,673	1,462	5,387	968	325	527	1,366	1,728	32,219
1987 September	1,093	-	718	394	657	-	-	-	527	142	3,531
October	28	50	175	91	1,248	18	82	-	165	64	1,921
November	1,583	1,078	357	219	99	11	-	46	20	-	3,413
1988 September	105	80	2,217	600	100	-	-	-	784	72	3,958
October	40	200	795	956	790	44	-	-	74	-	2,899
November	805	690	1,000	165	672	-	-	-	600	-	3,932
EAST GIPPSLAND STATISTICAL DIVISION											
1985-86	2,271	2,803	1,751	4,397	1,824	12,352	-	1,037	192	1,434	28,063
1986-87	2,472	3,411	1,278	1,591	946	2,733	302	10,984	888	1,352	25,937
1987-88	2,464	2,457	2,110	3,847	1,988	4,895	12	615	979	2,149	21,517
1987 September	427	330	62	111	87	11	-	-	31	40	1,099
October	-	179	535	366	290	128	-	-	-	180	1,678
November	1,272	46	358	1,030	112	4,605	-	50	292	1,235	9,000
1988 September	186	492	183	260	40	39	-	-	-	140	1,340
October	-	405	360	80	70	-	-	-	68	-	983
November	435	184	654	-	197	99	-	-	136	43	1,748
CENTRAL GIPPSLAND STATISTICAL DIVISION											
1985-86	1,122	6,666	8,093	8,383	3,983	5,754	150	1,344	1,493	1,362	38,251
1986-87	1,235	7,262	3,309	6,780	5,102	5,105	338	1,523	2,017	2,529	35,201
1987-88	1,688	7,165	4,493	3,437	3,177	3,918	225	504	2,680	2,805	30,092
1987 September	150	414	162	180	575	27	10	10	78	107	1,714
October	46	769	710	675	866	30	-	-	74	194	3,364
November	18	1,069	168	635	10	18	-	31	283	202	2,434
1988 September	-	1,982	789	720	-	400	-	90	88	-	4,069
October	385	295	290	195	288	130	-	180	-	-	1,763
November	-	740	830	659	277	31	-	-	74	35	2,647
EAST CENTRAL STATISTICAL DIVISION											
1985-86	464	1,868	1,475	612	2,037	2,161	292	1,172	1,710	864	12,654
1986-87	1,303	2,987	3,497	602	1,723	2,790	333	170	544	681	14,631
1987-88	1,532	2,285	882	1,152	2,106	227	-	-	597	1,715	10,497
1987 September	-	-	-	20	181	47	-	-	-	26	274
October	-	205	277	90	138	-	-	-	-	164	874
November	17	330	115	37	187	-	-	-	-	30	716
1988 September	357	30	104	-	195	596	-	-	470	-	1,752
October	-	95	-	275	-	145	120	680	-	-	1,315
November	-	-	175	167	60	-	-	-	-	52	454

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
TOTAL VICTORIA											
1985-86	68,082	294,585	215,104	986,842	171,007	190,599	14,945	102,750	110,484	83,842	2,238,239
1986-87	77,149	248,907	292,656	653,780	225,111	280,883	14,231	130,183	61,754	90,500	2,075,154
1987-88	105,504	334,168	388,772	1,521,023	272,992	148,086	12,714	113,520	65,717	96,307	3,058,805
1987 September	6,859	18,744	29,251	54,513	23,422	9,666	2,476	1,829	4,247	10,787	161,795
October	3,970	29,592	36,017	56,605	26,459	10,862	493	11,656	4,930	3,080	183,666
November	6,080	30,404	31,022	288,593	23,824	12,043	923	4,206	3,901	5,813	406,809
1988 September	21,135	51,980	38,510	77,147	24,856	17,856	1,095	10,147	7,954	3,339	254,021
October	65,452	35,401	40,136	73,288	21,663	5,466	405	7,221	2,619	4,026	255,676
November	76,717	18,528	44,096	162,637	25,450	21,210	1,355	8,122	6,741	3,404	368,262

VALUE OF ALL BUILDING APPROVED, VICTORIA



EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved. Statistics of building work approved are compiled from:

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

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

Scope and coverage

2. The statistics relate to building activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.) is excluded.

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

4. From July 1988, the statistics cover:

- (a) all approved new residential building jobs valued at \$5,000 or more (previously all new residential building jobs were included regardless of value).
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more (no change in cut-off limit for this category); and
- (c) all approved non-residential building jobs valued at \$30,000 or more (previously \$10,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building. Appendixes 1 and 2 to the July 1988, August 1988, and September 1988 issues, showed details of the value of non-residential building approvals based on the old and new cut-off values.

Definitions

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

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

holiday apartments, are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential building approved.

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

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

8. 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 in the tables but is shown in the note following Table 1.

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

Building classification

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

11. *Functional classification of buildings*. A building is classified according to its intended major function. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to 'Offices', a detached cafeteria building to 'Shops', while factory buildings would be classified to

'Factories'. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'Educational'. Further details of the functional classification may be found in the explanatory notes of the ABS publication *Building Activity, Victoria* (8752.2).

General

12. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (such as blocks of flats and multi storey office buildings) approved in particular months, and also by the administrative arrangements of government authorities.

Seasonal adjustment

13. Seasonally adjusted building statistics are shown in Table 3. In the seasonally adjusted series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

14. 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.

15. Trend estimate dwelling approval statistics are shown in Table 3. 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.

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

Estimates at constant prices

17. Commencing with the July 1988 issue the base year of constant price estimates of building approvals has been changed to 1984-85. (Previously, constant price estimates in this publication have been published on a 1979-80 base).

18. Periodic rebasing of constant price estimates is necessary to take account of changed price relationships and structural relationships in the economy. The choice of base year influences the movements in the constant price series, and the usefulness of such series is diminished if the relative price weights of the base year differ significantly from the price relationships in other periods included in this series.

The more remote a base year is from the current period, the less likely that its relative prices will reflect the current situation.

19. A more detailed discussion of the need for rebasing constant price estimates and factors affecting the choice of base year, are contained in the information paper *Change in Base Year of Constant Price Estimates from 1979-80 to 1984-85* (5227.0).

20. Estimates of the quarterly value of building approvals at average 1984-85 prices are presented for Victoria in Table 4. Monthly value data at constant prices are not available.

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

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

Australian Standard Geographical Classification

23. Commencing with the November 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.

24. 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.

25. The statistical subdivisions are not shown in Table 8. Table 9 shows those selected statistical subdivisions, which are identical to the statistical districts previously published.

Unpublished data and related publications

26. In some cases, the ABS can also make available information which is not published. This information may be made available in one or more of the following forms: microfiche, photocopy, data tape, computer printout, manually-extracted tabulation. Generally, a charge is made for providing unpublished information.

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

Building Approvals, Australia (8731.0) (monthly) (\$5.00)

Dwelling Unit Commencements Reported by Approving Authorities, Victoria (8741.2) (monthly) (\$5.00)

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) (quarterly) (\$3.00)

Building Activity, Australia (8752.0) (quarterly) (\$7.50)

Building Activity, Victoria (8752.2) (quarterly) (\$5.00)

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

Electronic services

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This service has the latest Victorian and Australian figures on *Unemployment and Average Weekly Earnings*. Telephone (03) 615 7788.

CPI HOTLINE This service has the latest Consumer Price Index and movement data for Melbourne and Australia. Telephone (03) 615 7777.

Symbols and other usages

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

.. not applicable

- nil or rounded down to zero

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

DICK CROCKETT

Deputy Commonwealth Statistician

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