

**DWELLING UNIT COMMENCEMENTS REPORTED  
BY APPROVING AUTHORITIES,  
VICTORIA, APRIL 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 Kinnersly.

**MAIN FEATURES**

There were 2,157 new dwelling units commenced in Victoria during April 1990 (Table 1). In seasonally adjusted terms this represented a decrease of 13 per cent compared with the previous month, and a decrease of 40 per cent when compared with March 1989 (Table 2).

In seasonally adjusted terms, new private sector housing commencements in April 1990 were 12 per cent lower than the previous month, and 46 per cent lower than in April 1989 (Table 2).

According to the trend estimates the series, which peaked in April 1989, is now showing signs of levelling off. However, readers are reminded that trend estimates are subject to revision as subsequent months' data become available.

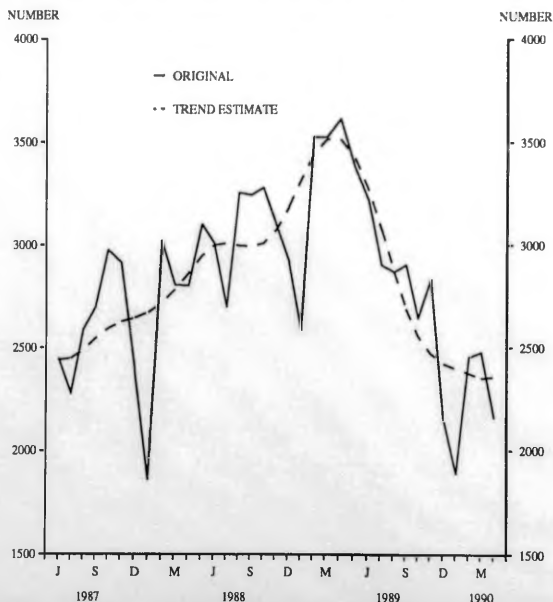
**CHART 1 NUMBER OF DWELLING UNITS COMMENCED, VICTORIA**

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 |                |                                 |        |               |                                 |       |        |                                 |        |
| 1986-87                        | 15,997         | 3,275                           | 19,272 | 1,147         | 132                             | 1,279 | 17,144 | 3,407                           | 20,551 |
| 1987-88                        | 17,128         | 2,595                           | 19,723 | 755           | 516                             | 1,271 | 17,883 | 3,106                           | 20,989 |
| 1988-89                        | 21,900         | 2,133                           | 24,033 | 616           | 436                             | 1,052 | 22,516 | 2,569                           | 25,085 |
| 1989—                          |                |                                 |        |               |                                 |       |        |                                 |        |
| February                       | 2,103          | 117                             | 2,220  | 58            | 57                              | 115   | 2,161  | 174                             | 2,335  |
| March                          | 2,125          | 148                             | 2,273  | 35            | 79                              | 114   | 2,160  | 227                             | 2,387  |
| April                          | 2,165          | 195                             | 2,360  | 36            | —                               | 36    | 2,201  | 195                             | 2,396  |
| May                            | 2,091          | 76                              | 2,167  | 57            | 10                              | 67    | 2,148  | 86                              | 2,234  |
| June                           | 1,795          | 304                             | 2,099  | 50            | —                               | 50    | 1,845  | 304                             | 2,149  |
| July                           | 1,706          | 171                             | 1,877  | 47            | 37                              | 84    | 1,753  | 208                             | 1,961  |
| August                         | 1,524          | 75                              | 1,599  | 49            | 274                             | 323   | 1,573  | 349                             | 1,922  |
| September                      | 1,565          | 84                              | 1,649  | 70            | 64                              | 134   | 1,635  | 148                             | 1,783  |
| October                        | 1,463          | 49                              | 1,512  | 15            | 30                              | 45    | 1,478  | 79                              | 1,557  |
| November                       | 1,430          | 47                              | 1,477  | 69            | 70                              | 139   | 1,499  | 117                             | 1,616  |
| December                       | 1,039          | 17                              | 1,056  | 42            | —                               | 42    | 1,081  | 17                              | 1,098  |
| 1990—                          |                |                                 |        |               |                                 |       |        |                                 |        |
| January                        | 948            | 122                             | 1,070  | 17            | —                               | 17    | 965    | 122                             | 1,087  |
| February                       | 1,293          | 93                              | 1,386  | 78            | 18                              | 96    | 1,371  | 111                             | 1,482  |
| March                          | 1,261          | 179                             | 1,440  | 29            | 6                               | 35    | 1,290  | 185                             | 1,475  |
| April                          | 1,091          | 145                             | 1,236  | 55            | 26                              | 81    | 1,146  | 171                             | 1,317  |
| VICTORIA                       |                |                                 |        |               |                                 |       |        |                                 |        |
| 1986-87                        | 25,684         | 4,376                           | 30,060 | 1,798         | 422                             | 2,220 | 27,482 | 4,798                           | 32,280 |
| 1987-88                        | 26,796         | 3,675                           | 30,471 | 1,222         | 767                             | 1,989 | 28,018 | 4,442                           | 32,460 |
| 1988-89                        | 33,885         | 2,787                           | 36,672 | 1,016         | 686                             | 1,702 | 34,901 | 3,473                           | 38,374 |
| 1989—                          |                |                                 |        |               |                                 |       |        |                                 |        |
| February                       | 3,187          | 167                             | 3,354  | 106           | 66                              | 172   | 3,293  | 233                             | 3,526  |
| March                          | 3,183          | 156                             | 3,339  | 61            | 128                             | 189   | 3,244  | 284                             | 3,528  |
| April                          | 3,323          | 229                             | 3,552  | 54            | 11                              | 65    | 3,377  | 240                             | 3,617  |
| May                            | 3,189          | 105                             | 3,294  | 80            | 10                              | 90    | 3,269  | 115                             | 3,384  |
| June                           | 2,790          | 347                             | 3,137  | 84            | —                               | 84    | 2,874  | 347                             | 3,221  |
| July                           | 2,579          | 182                             | 2,761  | 107           | 37                              | 144   | 2,686  | 219                             | 2,905  |
| August                         | 2,368          | 93                              | 2,461  | 98            | 312                             | 410   | 2,466  | 405                             | 2,871  |
| September                      | 2,594          | 124                             | 2,718  | 93            | 95                              | 188   | 2,687  | 219                             | 2,906  |
| October                        | 2,451          | 107                             | 2,558  | 43            | 44                              | 87    | 2,494  | 151                             | 2,645  |
| November                       | 2,548          | 78                              | 2,626  | 140           | 70                              | 210   | 2,688  | 148                             | 2,836  |
| December                       | 2,011          | 83                              | 2,094  | 63            | —                               | 63    | 2,074  | 83                              | 2,157  |
| 1990—                          |                |                                 |        |               |                                 |       |        |                                 |        |
| January                        | 1,698          | 153                             | 1,851  | 38            | 1                               | 39    | 1,736  | 154                             | 1,890  |
| February                       | 2,154          | 147                             | 2,301  | 131           | 22                              | 153   | 2,285  | 169                             | 2,454  |
| March                          | 2,165          | 260                             | 2,425  | 40            | 14                              | 54    | 2,205  | 274                             | 2,479  |
| April                          | 1,829          | 211                             | 2,040  | 91            | 26                              | 117   | 1,920  | 237                             | 2,157  |

(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) |
| 1986-87   | 25,684                | ...                     | ...                | 32,280          | ...                     | ...                |
| 1987-88   | 26,795                | ...                     | ...                | 32,459          | ...                     | ...                |
| 1988-89   | 33,885                | ...                     | ...                | 38,374          | ...                     | ...                |
| 1989 -    |                       |                         |                    |                 |                         |                    |
| January   | 2,285                 | 2,901                   | 2,943              | 2,586           | 3,331                   | 3,321              |
| February  | 3,187                 | 2,974                   | 3,094              | 3,526           | 3,258                   | 3,445              |
| March     | 3,183                 | 3,240                   | 3,188              | 3,528           | 3,498                   | 3,517              |
| April     | 3,323                 | 3,651                   | 3,190              | 3,617           | 3,974                   | 3,517              |
| 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                   | 2,238              | 2,836           | 2,559                   | 2,471              |
| December  | 2,011                 | 2,350                   | 2,197              | 2,157           | 2,519                   | 2,422              |
| 1990 -    |                       |                         |                    |                 |                         |                    |
| January   | 1,698                 | 2,106                   | 2,163              | 1,890           | 2,313                   | 2,398              |
| February  | 2,154                 | 1,997                   | 2,121              | 2,454           | 2,284                   | 2,375              |
| March     | 2,165                 | 2,222                   | 2,075              | 2,479           | 2,527                   | 2,351              |
| April     | 1,829                 | 1,965                   | 2,057              | 2,157           | 2,276                   | 2,359              |

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

CHART 2 NUMBER OF NEW DWELLING COMMENCEMENTS

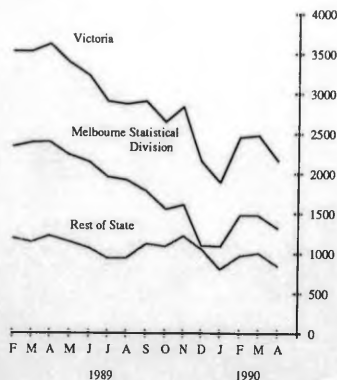


CHART 3 NEW DWELLING COMMENCEMENTS, VICTORIA, ANNUAL PERCENTAGE CHANGE

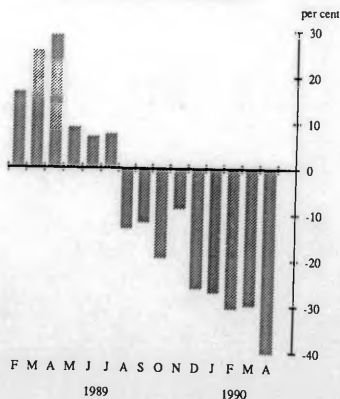


TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING

| Statistical Local Area         | Houses      |         |       |      | Other residential buildings (a) |         |       |      | Total residential buildings |         |       |      |
|--------------------------------|-------------|---------|-------|------|---------------------------------|---------|-------|------|-----------------------------|---------|-------|------|
|                                | July - Apr. |         | April |      | July - Apr.                     |         | April |      | July - Apr.                 |         | April |      |
|                                | 1988-89     | 1989-90 | 1989  | 1990 | 1988-89                         | 1989-90 | 1989  | 1990 | 1988-89                     | 1989-90 | 1989  | 1990 |
| MELBOURNE STATISTICAL DIVISION |             |         |       |      |                                 |         |       |      |                             |         |       |      |
| Altona (C)                     | 326         | 204     | 25    | 1    | —                               | 9       | —     | —    | 326                         | 213     | 25    | 1    |
| Berwick (C)                    | 1,762       | 940     | 137   | 153  | 68                              | 52      | 25    | 8    | 1,830                       | 992     | 162   | 161  |
| Box Hill (C)                   | 114         | 106     | 11    | 11   | 30                              | 22      | —     | —    | 144                         | 128     | 11    | 11   |
| Brighton (C)                   | 106         | 98      | 5     | 12   | 14                              | 4       | —     | —    | 120                         | 102     | 5     | 12   |
| Broadmeadows (C)               | 522         | 471     | 61    | 49   | 68                              | 9       | 5     | —    | 590                         | 480     | 66    | 49   |
| Brunswick (C)                  | 29          | 40      | —     | 1    | 24                              | 4       | 2     | —    | 53                          | 44      | 2     | 1    |
| Bulla (S)                      | 876         | 579     | 75    | 49   | 12                              | 23      | —     | 6    | 888                         | 602     | 75    | 55   |
| Canterbury (C)                 | 364         | 177     | 37    | 10   | 30                              | 20      | —     | 2    | 394                         | 197     | 37    | 12   |
| Caulfield (C)                  | 261         | 144     | 18    | 8    | 31                              | 29      | —     | 3    | 292                         | 173     | 18    | 11   |
| Chelsea (C)                    | 178         | 95      | 13    | 8    | 26                              | —       | 9     | —    | 204                         | 95      | 22    | 8    |
| Coburg (C)                     | 92          | 67      | 3     | 6    | 17                              | 3       | —     | —    | 109                         | 70      | 3     | 6    |
| Collingwood (C)                | 7           | 23      | 1     | —    | 6                               | 142     | —     | —    | 13                          | 165     | 1     | —    |
| Craibourne (S) Pt A            | 1,990       | 1,438   | 312   | 101  | 70                              | 55      | 15    | 25   | 2,060                       | 1,493   | 327   | 126  |
| Croydon (C)                    | 621         | 292     | 43    | 17   | 98                              | 27      | —     | —    | 719                         | 319     | 43    | 17   |
| Dandenong (C)                  | 173         | 92      | 16    | 6    | 75                              | 37      | —     | —    | 248                         | 129     | 16    | 6    |
| Diamond Valley (S)             | 727         | 252     | 165   | 14   | 17                              | 6       | —     | —    | 744                         | 258     | 165   | 14   |
| Doncaster and Templestowe (C)  | 602         | 294     | 37    | 25   | 78                              | 4       | —     | 4    | 680                         | 298     | 37    | 29   |
| Eltham (S)                     | 335         | 218     | 24    | 18   | 33                              | 85      | —     | 7    | 368                         | 303     | 24    | 25   |
| Essendon (C)                   | 123         | 97      | 11    | 5    | 59                              | 15      | —     | —    | 182                         | 112     | 11    | 5    |
| Fitzroy (C)                    | 8           | 2       | —     | —    | 9                               | 10      | —     | —    | 14                          | 12      | —     | —    |
| Flinders (S)                   | 1,169       | 519     | 203   | 67   | 119                             | 15      | 39    | —    | 1,288                       | 534     | 242   | 67   |
| Footscray (C)                  | 39          | 78      | 2     | 3    | 118                             | 59      | 2     | —    | 157                         | 137     | 4     | 3    |
| Frankston (C)                  | 607         | 332     | 44    | 25   | 80                              | 22      | 17    | 4    | 687                         | 354     | 61    | 29   |
| Hastings (S)                   | 520         | 384     | 45    | 22   | 32                              | 30      | 6     | 1    | 552                         | 414     | 51    | 23   |
| Hawthorn (C)                   | 38          | 47      | 3     | —    | 5                               | 3       | —     | —    | 43                          | 50      | 3     | —    |
| Healesville (S) Pt A           | 126         | 74      | 9     | 5    | —                               | 6       | —     | —    | 126                         | 80      | 9     | 5    |
| Heidelberg (C)                 | 151         | 142     | 17    | 4    | 85                              | 14      | 15    | 4    | 236                         | 156     | 32    | 8    |
| Keilor (C)                     | 988         | 786     | 89    | 58   | 66                              | 52      | —     | 19   | 1,054                       | 838     | 89    | 77   |
| Kew (C)                        | 98          | 58      | 4     | 5    | 12                              | 2       | 4     | —    | 110                         | 60      | 8     | 5    |
| Knox (C)                       | 1,306       | 626     | 101   | 62   | 95                              | 141     | 27    | 5    | 1,401                       | 767     | 128   | 67   |
| Lilydale (S)                   | 888         | 380     | 47    | 26   | 46                              | 29      | 12    | 5    | 934                         | 409     | 59    | 31   |
| Malvern (C)                    | 95          | 85      | 11    | 6    | 39                              | 16      | —     | —    | 134                         | 101     | 11    | 6    |
| Melbourne (C)                  | 20          | 21      | 2     | 2    | 70                              | 55      | 9     | 27   | 90                          | 76      | 11    | 29   |
| Melton (S)                     | 489         | 393     | 53    | 37   | 11                              | 3       | —     | 3    | 500                         | 396     | 53    | 40   |
| Moorabbin (C)                  | 302         | 217     | 21    | 17   | 22                              | 5       | —     | —    | 324                         | 222     | 21    | 17   |
| Mordialloc (C)                 | 107         | 56      | 9     | 2    | 7                               | 6       | —     | —    | 114                         | 62      | 9     | 2    |
| Mornington (S)                 | 445         | 189     | 36    | 13   | 33                              | 17      | —     | —    | 478                         | 206     | 36    | 13   |
| Northcote (C)                  | 61          | 70      | 5     | 1    | 54                              | 7       | —     | —    | 115                         | 77      | 5     | 1    |
| Nunawading (C)                 | 430         | 270     | 47    | 24   | 59                              | 78      | —     | 8    | 489                         | 348     | 47    | 32   |
| Oakleigh (C)                   | 98          | 98      | 18    | 10   | 47                              | 108     | —     | —    | 145                         | 206     | 18    | 10   |
| Pakenham (S) Pt A              | 90          | 56      | 4     | 12   | —                               | 3       | —     | —    | 90                          | 59      | 4     | 12   |
| Port Melbourne (C)             | 15          | 22      | 1     | —    | 8                               | —       | —     | —    | 23                          | 22      | 1     | —    |

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 - Apr. |         | April |       | July - Apr.                     |         | April |      | July - Apr.                 |         | April |       |
|                                           | 1988-89     | 1989-90 | 1989  | 1990  | 1988-89                         | 1989-90 | 1989  | 1990 | 1988-89                     | 1989-90 | 1989  | 1990  |
| MELBOURNE STATISTICAL DIVISION —continued |             |         |       |       |                                 |         |       |      |                             |         |       |       |
| Prahran (C)                               | 30          | 38      | 1     | 4     | 47                              | 28      | —     | 13   | 77                          | 66      | 1     | 17    |
| Preston (C)                               | 154         | 125     | 30    | 7     | 205                             | 15      | —     | —    | 359                         | 140     | 30    | 7     |
| Richmond (C)                              | 14          | 9       | 2     | 2     | 24                              | 15      | —     | 2    | 38                          | 24      | 2     | 4     |
| Ringwood (C)                              | 226         | 183     | 15    | 27    | 53                              | 9       | 2     | 2    | 279                         | 192     | 17    | 29    |
| St Kilda (C)                              | 12          | 8       | —     | 1     | 40                              | 21      | 4     | —    | 52                          | 29      | 4     | 1     |
| Sandringham (C)                           | 131         | 72      | 14    | 4     | 8                               | 8       | —     | —    | 139                         | 80      | 14    | 4     |
| Sherbrooke (S)                            | 160         | 104     | 13    | 14    | 2                               | 10      | —     | —    | 162                         | 114     | 13    | 14    |
| South Melbourne (C)                       | 10          | 15      | 1     | 1     | 26                              | 18      | —     | —    | 36                          | 33      | 1     | 1     |
| Springvale (C)                            | 772         | 421     | 90    | 26    | 87                              | 60      | —     | 7    | 859                         | 481     | 90    | 33    |
| Sunshine (C)                              | 253         | 191     | 8     | 11    | 103                             | 48      | —     | 11   | 356                         | 239     | 8     | 22    |
| Waverley (C)                              | 398         | 262     | 40    | 29    | 65                              | —       | 2     | —    | 463                         | 262     | 42    | 29    |
| Werribee (C)                              | 1,646       | 1,078   | 103   | 75    | 58                              | 35      | —     | 5    | 1,704                       | 1,113   | 103   | 80    |
| Whittlesea (C)                            | 1,365       | 696     | 117   | 50    | 74                              | 4       | —     | —    | 1,439                       | 700     | 117   | 50    |
| Williamstown (C)                          | 50          | 57      | 2     | —     | 4                               | 9       | —     | —    | 54                          | 66      | 2     | —     |
| Total Division                            | 22,516      | 13,791  | 2,201 | 1,146 | 2,569                           | 1,507   | 195   | 171  | 25,085                      | 15,298  | 2,396 | 1,317 |
| BARWON STATISTICAL DIVISION               |             |         |       |       |                                 |         |       |      |                             |         |       |       |
| Bannockburn (S) Pt A and Pt B             | 76          | 56      | 7     | 6     | 2                               | 1       | —     | —    | 78                          | 57      | 7     | 6     |
| Barrabool (S) Pt A and Pt B               | 290         | 227     | 23    | 17    | 17                              | 15      | 8     | —    | 307                         | 242     | 31    | 17    |
| Bellarine (RC) Pt A and Pt B              | 744         | 617     | 67    | 57    | 13                              | 12      | —     | —    | 757                         | 629     | 67    | 57    |
| Colac (C)                                 | 20          | 21      | 5     | 1     | 14                              | 2       | —     | —    | 34                          | 23      | 5     | 1     |
| Colac (S)                                 | 35          | 34      | 4     | 3     | —                               | —       | —     | —    | 35                          | 34      | 4     | 3     |
| Corio (S) Pt A and Pt B                   | 380         | 351     | 28    | 43    | 37                              | —       | —     | —    | 417                         | 351     | 28    | 43    |
| Geelong (C)                               | 32          | 19      | 4     | 1     | 32                              | 9       | —     | 1    | 64                          | 28      | 4     | 2     |
| Geelong West (C)                          | 13          | 19      | 2     | 3     | 18                              | —       | —     | —    | 31                          | 19      | 2     | 3     |
| Leigh (S)                                 | 46          | 28      | 6     | 2     | —                               | —       | —     | —    | 46                          | 28      | 6     | 2     |
| Newtown (C)                               | 19          | 19      | —     | 4     | 2                               | 6       | —     | 4    | 21                          | 25      | —     | 8     |
| Orway (S)                                 | 58          | 69      | 5     | 6     | 10                              | 14      | —     | 8    | 68                          | 83      | 5     | 14    |
| Queenscliffe (B)                          | 54          | 30      | 1     | 1     | 2                               | 10      | —     | —    | 56                          | 40      | 1     | 1     |
| South Barwon (C) Pt A and Pt B            | 373         | 307     | 38    | 17    | 36                              | 42      | 4     | —    | 409                         | 349     | 42    | 17    |
| Winchelsea (S)                            | 74          | 71      | 6     | 10    | —                               | —       | —     | —    | 74                          | 71      | 6     | 10    |
| Total Division                            | 2,214       | 1,868   | 196   | 171   | 183                             | 111     | 12    | 13   | 2,397                       | 1,979   | 208   | 184   |

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 - Apr. |         | April                           |      | July - Apr. |         | April                       |         | July - Apr. |         |
|                                                     | 1988-89     | 1989-90 | 1989                            | 1990 | 1988-89     | 1989-90 | 1988-89                     | 1989-90 | 1988-89     | 1989-90 |
| SOUTH WESTERN STATISTICAL DIVISION                  |             |         |                                 |      |             |         |                             |         |             |         |
| Belfast (S)                                         | 4           | 2       | —                               | —    | —           | —       | —                           | —       | 4           | 2       |
| Camperdown (T)                                      | 14          | 11      | 1                               | —    | 2           | —       | —                           | —       | 16          | 11      |
| Dundas (S)                                          | 24          | 18      | 5                               | 1    | —           | —       | —                           | —       | 24          | 18      |
| Glenelg (S)                                         | 14          | 8       | —                               | —    | —           | —       | —                           | —       | 14          | 8       |
| Hamilton (C)                                        | 37          | 32      | 1                               | 1    | 5           | 7       | —                           | —       | 42          | 39      |
| Hampden (S)                                         | 14          | 16      | —                               | —    | —           | —       | —                           | —       | 14          | 16      |
| Heytesbury (S)                                      | 38          | 36      | 5                               | 5    | 2           | 6       | —                           | —       | 40          | 42      |
| Heywood (S)                                         | 65          | 42      | 5                               | 2    | —           | 2       | —                           | —       | 65          | 44      |
| Minhamite (S)                                       | 4           | 3       | —                               | —    | —           | —       | —                           | —       | 4           | 3       |
| Montlake (S)                                        | 3           | 10      | —                               | —    | —           | —       | —                           | —       | 3           | 10      |
| Mount Rouse (S)                                     | 8           | 10      | 1                               | 1    | —           | —       | —                           | —       | 8           | 10      |
| Port Fairy (B)                                      | 27          | 17      | 5                               | 3    | 3           | 2       | —                           | —       | 30          | 19      |
| Portland (C)                                        | 53          | 25      | 6                               | 2    | 10          | 5       | 5                           | —       | 63          | 30      |
| Warrnambool (S)                                     | 7           | 9       | 1                               | 1    | —           | —       | —                           | —       | 7           | 9       |
| Warrnambool (C)                                     | 193         | 133     | 13                              | 8    | 56          | 34      | 8                           | —       | 249         | 167     |
| Warrnambool (S)                                     | 60          | 41      | 5                               | 5    | —           | —       | —                           | —       | 60          | 41      |
| Lady Julia Percy Island and Tower Hill Lake Reserve | —           | —       | —                               | —    | —           | —       | —                           | —       | —           | —       |
| Total Division                                      | 565         | 413     | 48                              | 30   | 78          | 56      | 13                          | 643     | 469         | 48      |
| CENTRAL HIGHLANDS STATISTICAL DIVISION              |             |         |                                 |      |             |         |                             |         |             |         |
| Ararat (C)                                          | 26          | 44      | 6                               | 2    | 2           | —       | —                           | —       | 28          | 44      |
| Ararat (S)                                          | 38          | 22      | 2                               | 3    | —           | —       | —                           | —       | 38          | 22      |
| Avoca (S)                                           | 17          | 17      | 1                               | 2    | —           | —       | —                           | —       | 17          | 17      |
| Bacchus Marsh (S)                                   | 238         | 205     | 28                              | 21   | 14          | 3       | —                           | —       | 252         | 208     |
| Ballaarat (C)                                       | 149         | 126     | 12                              | 5    | 24          | 36      | —                           | —       | 173         | 162     |
| Ballan (S)                                          | 99          | 109     | 14                              | 11   | —           | 1       | —                           | —       | 96          | 110     |
| Ballaarat (S) Pt A and Pt B                         | 102         | 76      | 10                              | 5    | 8           | 15      | 2                           | —       | 110         | 91      |
| Bungaree (S) Pt A and Pt B                          | 68          | 39      | 9                               | 3    | —           | 2       | 2                           | —       | 68          | 41      |
| Buninyong (S) Pt A and Pt B                         | 159         | 110     | 10                              | 15   | 9           | —       | 2                           | —       | 168         | 110     |
| Creswick (S)                                        | 37          | 27      | 3                               | 2    | —           | 3       | —                           | —       | 37          | 30      |
| Daylesford and Glenlyon (S)                         | 73          | 66      | 6                               | 4    | —           | 12      | —                           | —       | 73          | 78      |
| Grenville (S) Pt A and Pt B                         | 150         | 96      | 19                              | 10   | —           | —       | —                           | —       | 150         | 96      |
| Lexton (S)                                          | 6           | 17      | —                               | 2    | —           | —       | —                           | —       | 6           | 17      |
| Ripon (S)                                           | 34          | 33      | 5                               | 4    | —           | —       | —                           | —       | 34          | 33      |
| Sebastopol (B)                                      | 57          | 65      | 4                               | 2    | 7           | 4       | —                           | —       | 64          | 69      |
| Talbot and Clunes (S)                               | 39          | 25      | 1                               | 3    | —           | —       | —                           | —       | 39          | 25      |
| Total Division                                      | 1,289       | 1,077   | 130                             | 94   | 64          | 76      | 2                           | 4       | 1,353       | 1,153   |

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 - Apr. |         | April |      | July - Apr.                     |         | April |      | July - Apr.                 |         | April |      |
|                                      | 1988-89     | 1989-90 | 1989  | 1990 | 1988-89                         | 1989-90 | 1989  | 1990 | 1988-89                     | 1989-90 | 1989  | 1990 |
| WIMMERA STATISTICAL DIVISION         |             |         |       |      |                                 |         |       |      |                             |         |       |      |
| Arapiles (S)                         | 13          | 5       | 1     | —    | —                               | —       | —     | —    | 13                          | 5       | 1     | —    |
| Buchup (S)                           | 3           | 2       | 1     | —    | —                               | —       | —     | —    | 3                           | 2       | 1     | —    |
| Dimboola (S)                         | 8           | 2       | —     | —    | —                               | —       | —     | —    | 8                           | 2       | —     | —    |
| Donald (S)                           | 8           | 7       | 2     | —    | 10                              | —       | —     | —    | 18                          | 7       | 2     | —    |
| Dummockle (S)                        | 9           | 4       | 2     | —    | —                               | —       | —     | —    | 9                           | 4       | 2     | —    |
| Horsham (C)                          | 92          | 80      | 14    | 5    | 5                               | 4       | —     | —    | 97                          | 84      | 14    | 5    |
| Kaniva (S)                           | 9           | 2       | 1     | —    | —                               | —       | —     | —    | 9                           | 2       | 1     | —    |
| Karkaroc (S)                         | 2           | 2       | 1     | 1    | —                               | —       | —     | —    | 2                           | 2       | 1     | 1    |
| Kowree (S)                           | 22          | 12      | 3     | 1    | —                               | —       | —     | —    | 22                          | 12      | 3     | 1    |
| Lowan (S)                            | 4           | 2       | 2     | —    | —                               | —       | —     | —    | 4                           | 2       | 2     | —    |
| Stawell (C)                          | 20          | 18      | 2     | 2    | —                               | 6       | —     | —    | 20                          | 24      | 2     | 2    |
| Stawell (S)                          | 21          | 19      | 1     | 3    | —                               | —       | —     | —    | 21                          | 19      | 1     | 3    |
| Warracknabeal (S)                    | 9           | 8       | —     | 1    | —                               | —       | —     | —    | 9                           | 8       | —     | 1    |
| Wimmera (S)                          | 16          | 14      | —     | 1    | —                               | —       | —     | —    | 16                          | 14      | —     | 1    |
| Total Division                       | 236         | 177     | 30    | 14   | 15                              | 10      | —     | —    | 251                         | 187     | 30    | 14   |
| NORTHERN MALLEE STATISTICAL DIVISION |             |         |       |      |                                 |         |       |      |                             |         |       |      |
| Kerang (B)                           | 24          | 12      | 4     | 1    | —                               | 4       | —     | —    | 24                          | 16      | 4     | 1    |
| Kerang (S)                           | 22          | 12      | 1     | —    | —                               | —       | —     | —    | 22                          | 12      | 1     | —    |
| Mildura (C)                          | 364         | 123     | 28    | 6    | 17                              | 7       | —     | —    | 381                         | 130     | 28    | 6    |
| Mildura (S)                          | 188         | 134     | 17    | 7    | 4                               | 39      | —     | —    | 192                         | 173     | 17    | 7    |
| Swan Hill (C)                        | 52          | 46      | 7     | 4    | 3                               | 3       | —     | —    | 55                          | 49      | 7     | 4    |
| Swan Hill (S)                        | 39          | 30      | 1     | 4    | —                               | 2       | —     | —    | 39                          | 32      | 1     | 4    |
| Walpeup (S)                          | 16          | 10      | —     | 1    | —                               | —       | —     | —    | 16                          | 10      | —     | 1    |
| Wycheproof (S)                       | 5           | 5       | 2     | —    | —                               | —       | —     | —    | 5                           | 5       | 2     | —    |
| Total Division                       | 710         | 372     | 60    | 23   | 24                              | 55      | —     | —    | 734                         | 427     | 60    | 23   |

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 - Apr. |         | April |      | July - Apr.                     |         | April |      | July - Apr.                 |         | April |      |
|                                      | 1988-89     | 1989-90 | 1989  | 1990 | 1988-89                         | 1989-90 | 1989  | 1990 | 1988-89                     | 1989-90 | 1989  | 1990 |
| LODDON-CAMPASPE STATISTICAL DIVISION |             |         |       |      |                                 |         |       |      |                             |         |       |      |
| Bendigo (C)                          | 115         | 72      | 17    | 1    | 7                               | 19      | —     | 11   | 122                         | 91      | 17    | 12   |
| Bet Bet (S)                          | 24          | 12      | 2     | —    | —                               | —       | —     | —    | 24                          | 12      | 2     | —    |
| Castlemaine (C)                      | 57          | 28      | 5     | 1    | 19                              | —       | —     | —    | 76                          | 28      | 5     | 1    |
| Charlton (S)                         | —           | 4       | —     | —    | —                               | —       | —     | —    | —                           | 4       | —     | —    |
| Cobuna (S)                           | 17          | 18      | 2     | 4    | 3                               | —       | —     | —    | 20                          | 18      | 2     | 4    |
| Eaglehawk (B)                        | 52          | 40      | 10    | 4    | 7                               | —       | —     | —    | 59                          | 40      | 10    | 4    |
| East Loddon (S)                      | 2           | 3       | 1     | —    | —                               | 4       | —     | —    | 2                           | 7       | 1     | —    |
| Echuca (C)                           | 121         | 68      | 22    | 6    | 24                              | 10      | —     | 2    | 145                         | 78      | 22    | 8    |
| Gisborne (S)                         | 139         | 101     | 15    | 12   | —                               | 3       | —     | —    | 139                         | 104     | 15    | 12   |
| Gordon (S)                           | 10          | 7       | 4     | —    | —                               | —       | —     | —    | 10                          | 7       | 4     | —    |
| Huntly (S) Pt A and Pt B             | 46          | 40      | 2     | 2    | 6                               | —       | —     | —    | 52                          | 40      | 2     | 2    |
| Kara Kara (S)                        | 4           | 8       | —     | 2    | —                               | —       | —     | —    | 4                           | 8       | —     | 2    |
| Korrong (S)                          | 26          | 17      | 1     | 2    | —                               | —       | —     | —    | 26                          | 17      | 1     | 2    |
| Kyneton (S)                          | 86          | 91      | 10    | 13   | 4                               | —       | —     | —    | 90                          | 91      | 10    | 13   |
| Melvor (S)                           | 66          | 54      | 6     | 7    | 3                               | —       | —     | —    | 69                          | 54      | 6     | 7    |
| Maldon (S)                           | 26          | 20      | 6     | 3    | —                               | —       | —     | —    | 26                          | 20      | 6     | 3    |
| Marong (S) Pt A and Pt B             | 265         | 188     | 24    | 30   | —                               | 2       | —     | —    | 265                         | 190     | 24    | 30   |
| Maryborough (C)                      | 55          | 29      | 6     | 4    | —                               | 4       | —     | —    | 55                          | 33      | 6     | 4    |
| Metcalfe (S)                         | 48          | 42      | 5     | 3    | —                               | —       | —     | —    | 48                          | 42      | 5     | 3    |
| Newham and Woodend (S)               | 87          | 73      | 16    | 8    | —                               | —       | —     | —    | 87                          | 73      | 16    | 8    |
| Newstead (S)                         | 35          | 45      | —     | 3    | —                               | —       | —     | —    | 35                          | 45      | —     | 3    |
| Pyalong (S)                          | 19          | 17      | 4     | 3    | —                               | —       | —     | —    | 19                          | 17      | 4     | 3    |
| Rochester (S)                        | 61          | 50      | 6     | 4    | —                               | —       | —     | —    | 61                          | 50      | 6     | 4    |
| Rumsey (S)                           | 121         | 131     | 11    | 3    | —                               | —       | —     | —    | 121                         | 131     | 11    | 3    |
| St Arnaud (T)                        | 315         | 9       | 1     | 1    | 7                               | —       | —     | —    | 324                         | 9       | 1     | 1    |
| Strathfieldsaye (S) Pt A and Pt B    | 315         | 243     | 25    | 15   | 41                              | 8       | 6     | —    | 356                         | 251     | 31    | 15   |
| Tullaroop (S)                        | 39          | 34      | 2     | 2    | —                               | —       | —     | —    | 39                          | 34      | 2     | 2    |
| Total Division                       | 1,853       | 1,444   | 203   | 133  | 121                             | 50      | 6     | 13   | 1,974                       | 1,494   | 209   | 146  |



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 - Apr. |         | April |      | July - Apr.                     |         | April |      | July - Apr.                 |         | April |      |
|                                    | 1988-89     | 1989-90 | 1989  | 1990 | 1988-89                         | 1989-90 | 1989  | 1990 | 1988-89                     | 1989-90 | 1989  | 1990 |
| GOULBURN STATISTICAL DIVISION      |             |         |       |      |                                 |         |       |      |                             |         |       |      |
| Alexandra (S)                      | 107         | 63      | 8     | 6    | —                               | —       | —     | —    | 107                         | 63      | 8     | 6    |
| Benalla (C)                        | 76          | 41      | 4     | 7    | 8                               | —       | —     | —    | 84                          | 41      | 4     | 7    |
| Benalla (S)                        | 64          | 42      | 9     | 3    | —                               | —       | —     | —    | 64                          | 42      | 9     | 3    |
| Broadford (S)                      | 66          | 68      | 3     | 3    | —                               | —       | —     | —    | 66                          | 68      | 3     | 3    |
| Cobram (S)                         | 67          | 44      | 4     | 5    | 7                               | 20      | —     | —    | 74                          | 64      | 4     | 5    |
| Deakin (S)                         | 37          | 22      | 4     | —    | —                               | —       | —     | —    | 37                          | 22      | 4     | —    |
| Furna (S)                          | 28          | 47      | 5     | 5    | —                               | —       | —     | —    | 28                          | 47      | 5     | 5    |
| Goulburn (S)                       | 27          | 24      | 1     | 2    | —                               | —       | —     | —    | 27                          | 24      | 1     | 2    |
| Kilmore (S)                        | 137         | 125     | 13    | 9    | 18                              | 6       | 11    | 6    | 155                         | 131     | 24    | 15   |
| Kyabram (T)                        | 47          | 43      | 4     | 8    | 2                               | —       | —     | —    | 49                          | 43      | 4     | 8    |
| Mansfield (S)                      | 163         | 95      | 14    | 12   | 1                               | 2       | —     | —    | 164                         | 97      | 14    | 12   |
| Nathalia (S)                       | 29          | 14      | 1     | 3    | —                               | —       | —     | —    | 29                          | 14      | 1     | 3    |
| Namurkah (S)                       | 66          | 50      | 9     | 6    | 6                               | —       | —     | —    | 72                          | 50      | 9     | 6    |
| Rodney (S) Pt A and Pt B           | 105         | 93      | 13    | —    | 53                              | 30      | 4     | —    | 158                         | 123     | 17    | —    |
| Seymour (S)                        | 88          | 68      | 12    | 6    | 6                               | 7       | —     | —    | 94                          | 75      | 12    | 6    |
| Shepparton (C)                     | 189         | 155     | 8     | 15   | 37                              | 8       | —     | 8    | 226                         | 163     | 8     | 23   |
| Shepparton (S) Pt A and Pt B       | 82          | 65      | 7     | 1    | —                               | —       | —     | —    | 82                          | 65      | 7     | 1    |
| Tungamah (S)                       | 20          | 27      | 2     | —    | —                               | —       | —     | —    | 20                          | 27      | 2     | —    |
| Violet Town (S)                    | 12          | 8       | —     | —    | —                               | —       | —     | —    | 12                          | 8       | —     | —    |
| Waranga (S)                        | 39          | 34      | 3     | 2    | 6                               | —       | —     | —    | 45                          | 34      | 3     | 2    |
| Yea (S)                            | 66          | 48      | 3     | 2    | —                               | —       | —     | —    | 66                          | 48      | 3     | 2    |
| Total Division                     | 1,515       | 1,176   | 127   | 95   | 144                             | 73      | 15    | 14   | 1,659                       | 1,249   | 142   | 109  |
| NORTH EASTERN STATISTICAL DIVISION |             |         |       |      |                                 |         |       |      |                             |         |       |      |
| Beechworth (S)                     | 28          | 35      | 2     | 5    | —                               | —       | —     | —    | 28                          | 35      | 2     | 5    |
| Bright (S)                         | 88          | 75      | 9     | 5    | 6                               | 3       | —     | —    | 94                          | 78      | 9     | 5    |
| Chiltern (S)                       | 40          | 24      | 7     | 3    | 2                               | —       | —     | —    | 42                          | 24      | 7     | 3    |
| Myrtleford (S)                     | 27          | 15      | 3     | 1    | 8                               | —       | —     | —    | 35                          | 15      | 3     | 1    |
| Osley (S)                          | 39          | 17      | 1     | —    | —                               | —       | —     | —    | 39                          | 17      | 1     | —    |
| Rutherglen (S)                     | 42          | 52      | 3     | —    | —                               | 2       | —     | 2    | 42                          | 54      | 3     | 2    |
| Tallangatta (S) Pt A and Pt B      | 25          | 23      | 2     | 4    | —                               | —       | —     | —    | 25                          | 23      | 2     | 4    |
| Upper Murray (S)                   | 13          | 7       | 2     | —    | —                               | —       | —     | —    | 13                          | 7       | 2     | —    |
| Wangaratta (C)                     | 72          | 28      | 20    | 6    | 2                               | 7       | —     | —    | 74                          | 35      | 20    | 6    |
| Wangaratta (S)                     | 25          | 26      | 1     | 5    | —                               | —       | —     | —    | 25                          | 26      | 1     | 5    |
| Wodonga (RC)                       | 375         | 294     | 35    | 13   | 83                              | 11      | —     | 5    | 458                         | 305     | 35    | 18   |
| Yackandandah (S) Pt A and Pt B     | 37          | 28      | 3     | 3    | —                               | —       | —     | —    | 37                          | 28      | 3     | 3    |
| Yarrawonga (S)                     | 109         | 72      | 11    | 5    | —                               | 5       | —     | —    | 109                         | 77      | 11    | 5    |
| Total Division                     | 920         | 696     | 99    | 50   | 101                             | 28      | —     | 7    | 1,021                       | 724     | 99    | 57   |

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 - Apr.                         |         | April |      | July - Apr.                     |         | April |      | July - Apr.                 |         | April |      |
|                                        | 1988-89                             | 1989-90 | 1989  | 1990 | 1988-89                         | 1989-90 | 1989  | 1990 | 1988-89                     | 1989-90 | 1989  | 1990 |
|                                        | EAST GIPPSLAND STATISTICAL DIVISION |         |       |      |                                 |         |       |      |                             |         |       |      |
| Avon (S)                               | 21                                  | 23      | 3     | 1    | —                               | —       | —     | —    | 21                          | 23      | 3     | 1    |
| Bairnsdale (T)                         | 111                                 | 72      | 5     | 5    | 5                               | 8       | —     | —    | 116                         | 80      | 5     | 5    |
| Bairnsdale (S)                         | 91                                  | 85      | 10    | 8    | 3                               | —       | —     | —    | 94                          | 85      | 10    | 8    |
| Maffra (S)                             | 82                                  | 57      | 6     | 5    | —                               | —       | —     | —    | 82                          | 57      | 6     | 5    |
| Ormeo (S)                              | 29                                  | 11      | 9     | —    | 4                               | 4       | —     | —    | 33                          | 11      | 13    | —    |
| Orbost (S)                             | 83                                  | 70      | 13    | 2    | 9                               | —       | —     | —    | 92                          | 70      | 13    | 2    |
| Sale (C)                               | 102                                 | 52      | 6     | 5    | —                               | —       | —     | —    | 102                         | 52      | 6     | 5    |
| Tambo (S)                              | 187                                 | 174     | 10    | 15   | 9                               | 4       | 2     | —    | 196                         | 178     | 12    | 15   |
| Bass Strait Islands                    | —                                   | —       | —     | —    | —                               | —       | —     | —    | —                           | —       | —     | —    |
| Total Division                         | 706                                 | 544     | 62    | 41   | 30                              | 12      | 6     | —    | 736                         | 556     | 68    | 41   |
| CENTRAL GIPPSLAND STATISTICAL DIVISION |                                     |         |       |      |                                 |         |       |      |                             |         |       |      |
| Alberton (S)                           | 40                                  | 51      | 5     | 3    | —                               | —       | —     | —    | 40                          | 51      | 5     | 3    |
| Bolin Batin (S)                        | 128                                 | 115     | 5     | 10   | 8                               | —       | —     | —    | 136                         | 115     | 5     | 10   |
| Korumburra (S)                         | 75                                  | 56      | 4     | 8    | —                               | 9       | —     | —    | 75                          | 65      | 4     | 8    |
| Mirboo (S)                             | 21                                  | 12      | 1     | —    | —                               | —       | —     | —    | 21                          | 12      | 1     | —    |
| Moe (S)                                | 68                                  | 52      | 7     | 1    | 3                               | —       | —     | —    | 71                          | 52      | 7     | 1    |
| Morwell (S) Pt A and Pt B              | 88                                  | 45      | 10    | 3    | 11                              | 4       | 4     | —    | 99                          | 49      | 14    | 3    |
| Narracan (S)                           | 60                                  | 63      | 7     | 4    | —                               | —       | —     | —    | 60                          | 63      | 7     | 4    |
| Rosedale (S)                           | 107                                 | 107     | 9     | 13   | —                               | —       | —     | —    | 107                         | 107     | 9     | 13   |
| South Gippsland (S)                    | 65                                  | 61      | 2     | 6    | 2                               | 4       | —     | —    | 67                          | 65      | 2     | 6    |
| Traralgon (C)                          | 105                                 | 70      | 9     | 5    | 22                              | 31      | —     | —    | 127                         | 101     | 9     | 5    |
| Traralgon (S)                          | 49                                  | 34      | 8     | 5    | —                               | —       | —     | —    | 49                          | 34      | 8     | 5    |
| Warragul (S)                           | 148                                 | 90      | 21    | —    | —                               | —       | —     | —    | 148                         | 90      | 21    | —    |
| Woorayl (S)                            | 236                                 | 186     | 16    | 9    | 39                              | 4       | —     | —    | 275                         | 190     | 16    | 9    |
| Yallourn Works Area                    | —                                   | —       | —     | —    | —                               | —       | —     | —    | —                           | —       | —     | —    |
| Total Division                         | 1,190                               | 942     | 104   | 67   | 85                              | 52      | 4     | —    | 1,275                       | 994     | 108   | 67   |

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 - Apr.                       |         | April |       | July - Apr.                     |         | April |      | July - Apr.                 |         | April |       |
|                        | 1988-89                           | 1989-90 | 1989  | 1990  | 1988-89                         | 1989-90 | 1989  | 1990 | 1988-89                     | 1989-90 | 1989  | 1990  |
|                        | EAST CENTRAL STATISTICAL DIVISION |         |       |       |                                 |         |       |      |                             |         |       |       |
| Bass (S)               | 130                               | 78      | 14    | 11    | —                               | —       | —     | —    | 130                         | 78      | 14    | 11    |
| Cranbourne (S) Pt B    | 59                                | 55      | 19    | 7     | 4                               | —       | —     | —    | 63                          | 55      | 19    | 7     |
| Healesville (S) Pt B   | 19                                | 2       | 3     | —     | —                               | 2       | —     | 2    | 19                          | 4       | 3     | 2     |
| Pakenham (S) Pt B      | 426                               | 257     | 32    | 15    | 26                              | —       | —     | —    | 452                         | 257     | 32    | 15    |
| Phillip Island (S)     | 257                               | 142     | 27    | 11    | 17                              | 1       | —     | —    | 274                         | 143     | 27    | 11    |
| Upper Yarra (S)        | 186                               | 107     | 14    | 5     | —                               | 4       | —     | —    | 186                         | 111     | 14    | 5     |
| Wonthaggi (S)          | 110                               | 100     | 8     | 7     | 12                              | 22      | —     | —    | 122                         | 122     | 8     | 7     |
| French Island          | —                                 | —       | —     | —     | —                               | —       | —     | —    | —                           | —       | —     | —     |
| Total Division         | 1,187                             | 741     | 117   | 56    | 59                              | 29      | —     | 2    | 1,246                       | 770     | 117   | 58    |
| TOTAL VICTORIA         |                                   |         |       |       |                                 |         |       |      |                             |         |       |       |
|                        | 34,901                            | 23,241  | 3,377 | 1,920 | 3,473                           | 2,059   | 240   | 237  | 38,374                      | 25,300  | 3,617 | 2,157 |

(a) Number of dwelling units.

CHART 4 NUMBER OF NEW DWELLING COMMENCEMENTS BY TYPE, VICTORIA

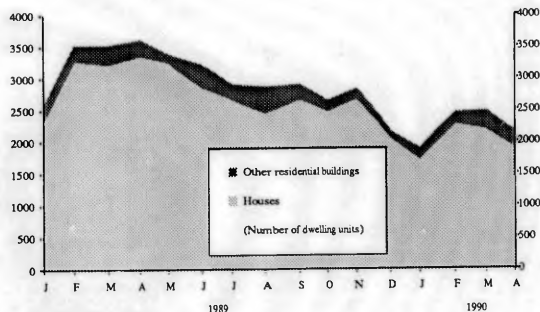


TABLE 4. NUMBER OF NEW HOUSES COMMENCED BY MATERIAL OF OUTER WALLS, OWNERSHIP, AND STATISTICAL DIVISION, APRIL 1990

| <i>Statistical division</i> | <i>Double brick, stone and concrete</i> | <i>Brick veneer</i> | <i>Fibre cement</i> | <i>Timber</i> | <i>Other and not stated</i> | <i>Total</i> |
|-----------------------------|-----------------------------------------|---------------------|---------------------|---------------|-----------------------------|--------------|
| PRIVATE SECTOR              |                                         |                     |                     |               |                             |              |
| Melbourne                   | 18                                      | 745                 | —                   | 38            | 290                         | 1,091        |
| Barwon                      | —                                       | 114                 | 3                   | 9             | 38                          | 154          |
| South Western               | —                                       | 22                  | 2                   | 1             | 5                           | 30           |
| Central Highlands           | 1                                       | 51                  | 2                   | 13            | 27                          | 94           |
| Wimmera                     | —                                       | 9                   | 1                   | 3             | 1                           | 14           |
| Northern Mallee             | 1                                       | 14                  | —                   | 2             | 4                           | 21           |
| Loddon-Campaspe             | 2                                       | 79                  | 2                   | 16            | 25                          | 124          |
| Goulburn                    | 2                                       | 60                  | 1                   | 16            | 15                          | 94           |
| North Eastern               | —                                       | 31                  | 1                   | 7             | 6                           | 45           |
| East Gippsland              | —                                       | 26                  | 2                   | 13            | —                           | 41           |
| Central Gippsland           | 6                                       | 26                  | 4                   | 10            | 20                          | 66           |
| East Central                | 3                                       | 26                  | 10                  | 6             | 10                          | 55           |
| Total Victoria              | 33                                      | 1,203               | 28                  | 134           | 431                         | 1,829        |
| PUBLIC SECTOR               |                                         |                     |                     |               |                             |              |
| Melbourne                   | —                                       | 4                   | —                   | —             | 51                          | 55           |
| Barwon                      | —                                       | 5                   | —                   | —             | 12                          | 17           |
| South Western               | —                                       | —                   | —                   | —             | —                           | —            |
| Central Highlands           | —                                       | —                   | —                   | —             | —                           | —            |
| Wimmera                     | —                                       | —                   | —                   | —             | —                           | —            |
| Northern Mallee             | —                                       | —                   | —                   | 1             | 1                           | 2            |
| Loddon-Campaspe             | —                                       | —                   | —                   | —             | 9                           | 9            |
| Goulburn                    | —                                       | —                   | —                   | —             | 1                           | 1            |
| North Eastern               | —                                       | 1                   | —                   | —             | 4                           | 5            |
| East Gippsland              | —                                       | —                   | —                   | —             | —                           | —            |
| Central Gippsland           | —                                       | —                   | —                   | —             | 1                           | 1            |
| East Central                | —                                       | 1                   | —                   | —             | —                           | 1            |
| Total Victoria              | —                                       | 11                  | —                   | 1             | 79                          | 91           |
| TOTAL                       |                                         |                     |                     |               |                             |              |
| Melbourne                   | 18                                      | 749                 | —                   | 38            | 341                         | 1,146        |
| Barwon                      | —                                       | 119                 | 3                   | 9             | 40                          | 171          |
| South Western               | —                                       | 22                  | 2                   | 1             | 5                           | 30           |
| Central Highlands           | 1                                       | 51                  | 2                   | 13            | 27                          | 94           |
| Wimmera                     | —                                       | 9                   | 1                   | 3             | 1                           | 14           |
| Northern Mallee             | 1                                       | 14                  | —                   | 3             | 5                           | 23           |
| Loddon-Campaspe             | 2                                       | 79                  | 2                   | 16            | 34                          | 133          |
| Goulburn                    | 2                                       | 60                  | 1                   | 16            | 16                          | 95           |
| North Eastern               | —                                       | 32                  | 1                   | 7             | 10                          | 50           |
| East Gippsland              | —                                       | 26                  | 2                   | 13            | —                           | 41           |
| Central Gippsland           | 6                                       | 26                  | 4                   | 10            | 21                          | 67           |
| East Central                | 3                                       | 27                  | 10                  | 6             | 10                          | 56           |
| Total Victoria              | 33                                      | 1,214               | 28                  | 135           | 510                         | 1,920        |

### 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 4. 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 4. 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 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.

#### Electronic services

**VIATEL** Key \*656# for selected current economic, social and demographic statistics.

**AUSSTATS** Thousands of up-to-date time series are available on this ABS on-line service through CSIRONET.

For further information phone the AUSSTATS help desk on (062) 52 6017.

**TELESTATS** This service provides foreign trade statistics tailored to user's requirements.

Further information is available on (062) 52 5404.

#### Floppy disk service

Selected ABS statistics are available on floppy disk. Further information is available on (062) 52 6684.

#### Recorded message services

##### DIAL-A-STATISTIC

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).

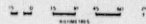
r figure or series revised since previous issue  
.. not applicable  
- nil or rounded down to zero

**R.A. CROCKETT**

*Deputy Commonwealth Statistician*

## VICTORIA

### Statistical Local Areas



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

