

CATALOGUE NUMBER 8741.2

12 OCTOBER 1987

DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, VICTORIA JULY 1987

INQUIRIES

Inquiries concerning these statistics may be made by telephoning Information Services (Building statistics) on Melbourne (03) 653 0181; for advice on the interpretation of these statistics ask for Damley de Souza.

MAIN FEATURES

The number of new dwelling unit commencements in July 1987 (2,255) was 8 per cent lower than June 1987 (2,450) and 14 per cent lower than July 1986 (2,610).

The number of new dwelling units commenced in the Melbourne Statistical Division in July 1987 (1,459) was 11 per cent lower than in June 1987 (1,636) and 15 per cent lower than in July 1986 (1,721).

The number of new dwelling units commenced in the Rest of Victoria in July 1987 (796) was 2 per cent lower than in June 1987 (814) and 10 per cent lower than in July 1986 (889).

Commencements of other residential buildings for Victoria in July 1987 (247) was the lowest since December 1982 when 213 were recorded.

Diagram 1

NUMBER OF NEW DWELLING COMMENCEMENTS

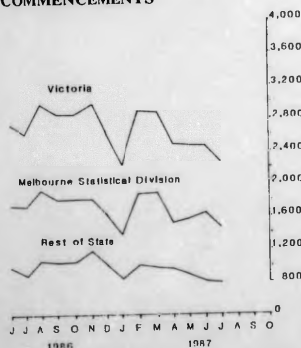


Diagram 2

NEW DWELLING COMMENCEMENTS, VICTORIA, ANNUAL PERCENTAGE CHANGE

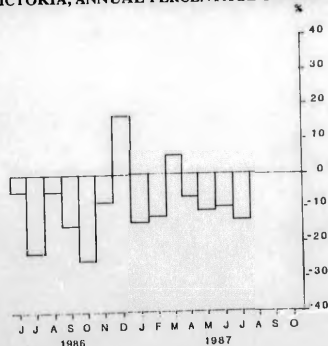


Diagram 2 shows the percentage change in the number of new dwelling commencements for each month from June 1986 to July 1987 compared with each corresponding month in the previous year(s).

Introduction

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

Scope and coverage

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

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

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

Definitions

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

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

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

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

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

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

Australian Standard Geographical Classification

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

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

Comparability of statistics

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

Unpublished data and related publications

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

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

Building Approvals, Australia (8731.0) (monthly)
Building Approvals, Victoria (8731.2) (monthly)
Building Activity, Australia (8752.0) (quarterly) (\$1.80)
Building Activity, Victoria (8752.2) (quarterly) (\$1.80)
Construction (Other Than Building) Activity, Australia (8761.0) (quarterly)

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

Statistics on VIATEL

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

Symbols and other usages

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

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

ERLE BOURKE

Deputy Commonwealth Statistician

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

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
		(a)			(a)			(a)	
MELBOURNE STATISTICAL DIVISION									
1984-85	18,333	4,669	23,002	1,169	174	1,343	19,502	4,843	24,345
1985-86	17,098	3,532	20,630	1,107	264	1,371	18,205	3,796	22,001
1986-87	15,997	3,275	19,272	1,147	132	1,279	17,144	3,407	20,551
1986 -									
May	1,392	189	1,581	125	6	131	1,517	195	1,712
June	1,293	297	1,590	116	33	149	1,409	330	1,739
July	1,331	317	1,648	67	6	73	1,398	323	1,721
August	1,532	271	1,803	118	7	125	1,650	278	1,928
September	1,424	276	1,700	101	5	106	1,525	281	1,806
October	1,436	252	1,688	88	27	115	1,524	279	1,803
November	1,420	294	1,714	68	28	96	1,488	322	1,810
December	1,235	240	1,475	126	4	130	1,361	244	1,605
1987 -									
January	1,063	197	1,260	104	25	129	1,167	222	1,389
February	1,463	312	1,775	100	5	105	1,563	317	1,880
March	1,361	400	1,761	128	-	128	1,489	400	1,889
April	1,192	250	1,442	70	5	75	1,262	255	1,517
May	1,205	243	1,448	103	16	119	1,308	259	1,567
June	1,335	223	1,558	74	4	78	1,409	227	1,636
July	1,227	161	1,388	71	-	71	1,298	161	1,459
VICTORIA									
1984-85	29,791	6,722	36,513	2,210	399	2,609	32,001	7,121	39,122
1985-86	28,150	5,362	33,512	2,040	421	2,461	30,190	5,783	35,973
1986-87	25,684	4,376	30,060	1,798	422	2,220	27,482	4,798	32,280
1986 -									
May	2,294	307	2,601	160	6	166	2,454	313	2,767
June	2,095	387	2,482	162	74	236	2,257	461	2,718
July	2,037	408	2,445	103	62	165	2,140	470	2,610
August	2,379	414	2,793	171	21	192	2,550	435	2,985
September	2,265	384	2,649	165	39	204	2,430	423	2,853
October	2,252	353	2,605	138	111	249	2,390	464	2,854
November	2,351	433	2,784	137	65	202	2,488	498	2,986
December	2,092	312	2,404	189	31	220	2,281	343	2,624
1987 -									
January	1,759	265	2,024	182	25	207	1,941	290	2,231
February	2,331	388	2,719	127	41	168	2,458	429	2,887
March	2,183	470	2,653	213	-	213	2,396	470	2,866
April	2,028	331	2,359	115	5	120	2,143	336	2,479
May	1,934	339	2,273	168	18	186	2,102	357	2,459
June	2,073	283	2,356	90	4	94	2,163	287	2,450
July	1,920	247	2,167	88	-	88	2,008	247	2,255

(a) Number of dwelling units.

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Houses							
Statistical local area	1984-85	1985-86	1986-87	1986		1987	
				June	July	June	July
MELBOURNE							
Altona (C)	320	309	235	17	23	17	44
Berwick (C)	1,075	1,102	1,279	82	102	120	107
Box Hill (C)	65	42	96	7	10	2	3
Brighton (C)	58	58	69	5	3	7	7
Broadmeadows (C)	380	322	358	25	24	18	15
Brunswick (C)	42	36	25	6	5	-	3
Bulla (S)	745	766	657	76	56	46	51
Camberwell (C)	126	128	156	14	14	13	11
Caulfield (C)	138	86	80	10	1	12	10
Chelsea (C)	103	100	107	4	20	8	14
Coburg (C)	67	50	79	7	6	3	5
Collingwood (C)	14	12	11	-	2	1	2
Cranbourne (S) Pt A	1,067	1,070	1,381	121	127	71	85
Croydon (C)	401	465	430	32	31	39	35
Dandenong (C)	230	212	294	18	17	26	15
Diamond Valley (S)	392	568	543	35	46	49	47
Doncaster and Templestowe (C)	922	761	635	53	57	59	52
Eltham (S)	377	265	232	17	17	20	12
Essendon (C)	40	46	76	3	4	5	5
Fitzroy (C)	6	9	5	2	-	-	-
Flinders (S)	1,555	1,308	781	82	56	72	45
Footscray (C)	59	67	54	5	8	5	2
Frankston (C)	629	663	496	63	49	62	23
Hastings (S)	650	575	368	18	30	20	27
Hawthorn (C)	45	37	36	2	1	4	8
Healesville (S) Pt A	228	139	115	7	8	12	1
Heidelberg (C)	72	86	104	3	9	5	10
Keilor (C)	1,118	970	944	71	69	68	68
Kew (C)	31	33	23	2	2	-	3
Knox (C)	1,486	1,659	1,596	138	131	95	109
Lillydale (S)	746	686	659	50	43	56	47
Malvern (C)	42	30	55	5	2	4	4
Melbourne (C)	35	18	22	6	2	-	-
Melton (S)	801	505	337	33	35	23	24
Moorabbin (C)	290	234	174	18	15	14	14
Mordialloc (C)	40	47	42	4	-	4	2
Mornington (S)	472	368	345	30	40	30	33
Northcote (C)	42	44	39	3	4	3	4
Nunawading (C)	143	205	178	19	15	30	21
Oakleigh (C)	56	63	63	7	-	6	2
Pakenham (S) Pt A	143	141	81	5	9	3	11
Port Melbourne (C)	5	8	6	-	-	1	-
Prahran (C)	21	22	24	2	-	5	4
Preston (C)	128	120	90	12	6	8	9
Richmond (C)	12	16	16	5	3	-	2
Ringwood (C)	286	217	150	11	23	10	13
St Kilda (C)	7	6	5	1	1	-	1
Sandringham (C)	50	65	55	5	6	1	7

LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING

7

Other residential buildings (a)							Total residential buildings						
1984-85	1985-86	1986-87	1986		1987		1984-85	1985-86	1986-87	1986		1987	
			June	July	June	July				June	July	June	July
STATISTICAL DIVISION													
8	22	16	-	-	5	-	328	331	251	17	23	22	44
155	53	41	9	-	6	2	1,230	1,155	1,320	91	102	126	109
140	114	100	5	4	-	22	205	156	196	12	14	2	25
18	26	44	-	16	6	-	76	84	113	5	19	13	7
168	163	154	3	6	2	3	548	485	512	28	30	20	18
77	17	40	2	-	3	-	119	53	65	8	5	3	3
19	35	38	-	-	12	-	764	801	695	76	56	58	51
52	37	73	2	2	2	4	178	165	229	16	16	15	15
126	180	159	24	26	4	18	264	266	239	34	27	16	28
101	16	72	-	1	13	15	204	116	179	4	21	21	29
35	52	47	7	4	-	-	102	102	126	14	10	3	5
3	2	9	-	-	-	-	17	14	20	-	2	1	2
57	56	65	2	4	4	13	1,124	1,126	1,446	123	131	75	98
254	51	61	5	-	-	8	655	516	491	37	31	39	43
109	125	80	8	-	15	2	339	337	374	26	17	41	17
101	63	19	11	12	-	-	493	631	562	46	58	49	47
225	268	235	56	71	2	3	1,147	1,029	870	109	128	61	55
53	34	74	13	19	-	2	430	299	306	30	36	20	14
142	52	45	10	4	-	-	182	98	121	13	8	5	5
65	29	87	-	-	-	-	71	38	92	2	-	-	-
127	34	65	8	-	-	-	1,682	1,342	846	90	56	72	45
17	20	33	8	-	-	3	76	87	87	13	8	5	5
271	224	203	-	-	2	-	900	887	699	63	49	64	23
60	51	31	5	-	9	-	710	626	399	23	30	29	27
35	17	6	-	2	-	4	80	54	42	2	3	4	12
3	7	2	-	-	-	-	231	146	117	7	8	12	1
113	104	72	2	7	3	-	185	190	176	5	16	8	10
67	82	33	-	2	10	2	1,185	1,052	977	71	71	78	70
75	49	36	5	8	-	4	106	82	59	7	10	-	7
250	239	97	-	15	24	3	1,736	1,898	1,693	138	146	119	112
88	34	49	3	-	-	-	834	720	708	53	43	56	47
69	17	40	-	4	-	6	111	47	95	5	6	4	10
65	57	34	2	-	2	6	100	75	56	8	2	2	6
61	36	51	8	6	6	-	862	541	388	41	41	29	24
93	116	108	9	-	16	8	383	350	282	27	15	30	22
30	17	48	9	26	-	-	70	64	90	13	26	4	2
102	56	52	2	28	-	6	574	424	397	32	68	30	39
58	68	20	2	3	-	5	100	112	59	5	7	3	9
141	71	96	8	2	15	4	284	276	274	27	17	45	25
148	128	56	-	-	-	3	204	191	119	7	-	6	5
-	15	29	-	3	10	-	143	156	110	5	12	13	11
17	118	13	2	2	-	-	22	126	19	2	2	1	-
173	23	34	5	-	11	-	194	45	58	7	-	16	4
119	110	51	14	1	-	3	247	230	141	26	7	8	12
17	34	15	11	-	6	-	29	50	31	16	3	6	2
84	84	101	3	10	8	3	370	301	251	14	33	18	16
9	70	70	-	6	4	-	16	76	75	1	7	4	1
17	12	29	-	-	4	2	67	77	84	5	6	5	9

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Houses							
Statistical local area	1984-85	1985-86	1986-87	1986		1987	
				June	July	June	July
MELBOURNE							
Sherbrooke (S)	445	288	209	15	13	9	10
South Melbourne (C)	5	11	16	2	-	1	2
Springvale (C)	271	365	466	42	44	35	33
Sunshine (C)	321	180	251	19	14	13	9
Waverley (C)	371	319	261	11	22	25	26
Werribee (S)	1,183	1,234	1,274	98	113	136	113
Whittlesea (S)	1,106	1,026	1,004	79	58	132	83
Williamstown (C)	40	43	57	2	2	1	5
Total Division	19,502	18,205	17,144	1,409	1,398	1,409	1,298
BARWON							
Bannockburn (S) Pt A & B	52	55	45	6	3	5	-
Barrabool (S) Pt A & B	309	305	257	24	15	20	18
Bellarine (S) Pt A & B	697	751	697	55	54	48	53
Colac (C)	45	48	40	2	5	-	4
Colac (S)	59	50	41	4	1	7	3
Corio (S) Pt A & B	483	441	352	22	29	11	26
Geelong (C)	11	18	16	-	1	3	1
Geelong West (C)	6	16	15	9	1	-	-
Leigh (S)	54	42	43	6	5	3	2
Newtown (C)	31	12	13	-	-	1	1
Otway (S)	72	67	53	3	-	2	1
Queenscliffe (B)	35	27	17	1	1	-	2
South Barwon (C) Pt A & B	396	266	260	14	13	23	18
Winchelsea (S)	67	57	75	7	3	7	5
Total Division	2,317	2,155	1,924	153	131	130	134
SOUTH WESTERN							
Belfast (S)	8	6	5	-	1	1	-
Camperdown (T)	19	18	13	2	-	2	1
Dundas (S)	13	19	18	1	3	1	1
Glenelg (S)	11	11	10	-	2	1	1
Hamilton (C)	54	30	38	2	2	4	2
Hampden (S)	11	13	19	-	-	2	-
Heytesbury (S)	38	32	24	1	1	2	4
Minhamite (S)	-	2	5	-	-	1	-
Mortlake (S)	10	8	7	1	-	1	1
Mount Rouse (S)	7	6	9	-	-	-	-
Port Fairy (B)	28	24	31	-	-	6	4
Portland (C)	47	131	72	4	3	3	2
Portland (S)	45	71	62	5	1	3	5
Wannon (S)	1	6	2	1	7	-	-
Warrnambool (C)	210	218	173	9	-	15	9
Warrnambool (S)	60	49	47	5	19	3	4
Lady Julia Percy & Tower Hill	-	-	-	-	6	-	-
Total Division	562	644	535	31	45	45	34

LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING - *continued*

Other residential buildings (a)							Total residential buildings							
1984-85	1985-86	1986-87	1986		1987		1984-85	1985-86	1986-87	1986		1987		
			June	July	June	July				June	July	June	July	
STATISTICAL DIVISION - continued														
14	16	20	-	2	-	-	459	304	229	15	15	9	10	
7	22	8	-	-	-	-	12	33	24	2	-	1	2	
282	136	148	-	3	6	3	553	501	614	42	47	41	36	
38	57	52	28	9	-	-	359	237	303	47	23	13	9	
120	102	96	13	13	3	-	491	421	357	24	35	28	26	
79	102	88	11	2	8	4	1,262	1,336	1,362	109	115	144	117	
81	71	59	13	-	6	-	1,187	1,097	1,063	92	58	138	83	
5	2	3	2	-	-	-	45	45	60	4	2	1	5	
4,843	3,796	3,407	330	323	227	161	24,345	22,001	20,551	1,739	1,721	1,636	1,459	

STATISTICAL DIVISION

-	1	-	-	-	-	-	52	56	45	6	3	5	-		
-	9	1	2	-	-	-	309	314	258	26	15	20	18		
78	134	55	6	-	4	-	775	885	752	61	54	52	53		
10	9	7	-	-	-	-	55	57	47	2	5	-	4		
3	-	-	-	-	-	-	62	50	41	4	1	7	3		
46	75	108	3	20	5	3	529	516	460	25	49	16	29		
41	37	17	13	15	2	6	52	55	33	13	16	5	7		
13	17	6	-	-	-	-	19	33	21	9	1	-	-		
-	-	-	-	-	-	-	54	42	43	6	5	3	2		
3	14	12	6	8	-	-	34	26	25	6	8	1	1		
13	15	5	2	-	-	-	85	82	58	5	-	2	1		
2	7	-	-	-	-	-	37	34	17	1	1	-	2		
111	87	92	-	22	-	9	507	353	352	14	35	23	27		
9	20	7	-	-	-	-	76	77	82	7	3	7	5		
329	425	310	32	65	11	18	2,646	2,580	2,234	185	196	141	152		

STATISTICAL DIVISION

-	-	-	-	-	-	-	8	6	5	-	1	1	-		
2	2	3	-	-	-	-	21	20	16	2	-	2	1		
-	-	-	-	-	-	-	13	19	18	1	3	1	1		
7	-	-	-	-	-	-	18	11	10	-	2	1	1		
-	37	17	15	2	4	-	54	67	55	17	4	8	2		
15	10	1	2	-	-	-	26	23	20	2	-	2	-		
7	5	-	2	-	-	-	45	37	24	3	1	2	4		
-	-	-	-	-	-	-	-	2	5	-	-	1	-		
-	4	-	-	-	-	-	10	12	7	1	-	1	1		
8	-	2	-	-	-	-	15	6	11	-	-	-	-		
4	-	8	-	-	-	-	32	24	39	-	-	6	4		
-	4	10	-	-	-	-	47	135	82	4	3	3	2		
8	-	-	-	-	-	-	53	71	62	5	1	3	5		
-	-	-	-	-	-	-	1	6	2	1	7	-	-		
123	69	40	5	-	7	7	333	287	213	14	-	22	16		
2	-	6	-	4	-	-	62	49	53	5	23	3	4		
-	-	-	-	-	-	-	-	-	-	-	6	-	-		
176	131	87	24	6	11	7	738	775	622	55	51	56	41		

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Houses							
Statistical local area	1984-85	1985-86	1986-87	1986		1987	
				June	July	June	July
CENTRAL HIGHLANDS							
Ararat (C)	41	25	16	2	1	1	4
Ararat (S)	32	24	26	2	2	2	5
Avoca (S)	21	15	21	1	-	-	2
Bacchus Marsh (S)	183	158	130	10	15	21	7
Ballaarat (C)	106	100	148	4	8	12	8
Ballan (S)	62	97	86	15	5	10	5
Ballarat (S) Pt A & B	137	74	71	2	9	6	5
Bungaree (S) Pt A & B	44	52	53	8	2	3	3
Buninyong (S) Pt A & B	189	174	158	15	6	14	3
Creswick (S)	63	50	28	5	2	3	3
Daylesford and Glenlyon (S)	92	104	104	1	3	4	7
Grenville (S) Pt A & B	145	180	147	15	9	9	7
Lexton (S)	22	11	5	1	-	-	2
Ripon (S)	23	39	38	2	1	4	1
Sebastopol (B)	52	74	31	4	1	4	6
Talbot and Clunes (S)	41	43	36	1	2	-	4
Total Division	1,253	1,220	1,098	88	66	93	72
WIMMERA							
Arapiles (S)	6	11	10	-	-	-	1
Birchip (S)	8	1	-	-	-	-	-
Dimboola (S)	14	16	9	2	4	-	-
Donald (S)	5	7	6	2	-	1	-
Dunmunkle (S)	12	11	3	-	-	-	-
Horsham (C)	68	62	71	-	4	1	6
Kaniva (S)	5	5	2	-	-	1	-
Karkaroc (S)	14	3	1	-	-	-	-
Kowree (S)	5	6	11	-	1	2	-
Lowan (S)	4	6	6	1	-	-	1
Stawell (T)	29	35	37	3	2	2	2
Stawell (S)	26	19	30	-	1	2	-
Warracknabeal (S)	25	26	4	-	-	-	-
Wimmera (S)	13	14	14	2	3	1	1
Total Division	234	222	204	10	15	10	11
NORTHERN MALLEE							
Kerang (B)	23	19	15	4	5	-	-
Kerang (S)	21	16	21	5	1	6	4
Mildura (C)	222	227	227	7	25	10	14
Mildura (S)	122	139	206	11	18	21	22
Swan Hill (C)	106	63	31	3	4	3	3
Swan Hill (S)	56	67	49	6	9	3	2
Walpeup (S)	20	13	6	-	1	2	-
Wycheproof (S)	8	7	2	-	-	1	-
Total Division	578	551	557	36	63	46	45

LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING - *continued*

Other residential buildings (a)							Total residential buildings							
1984-85	1985-86	1986-87	1986		1987		1984-85	1985-86	1986-87	1986		1987		
			June	July	June	July				June	July	June	July	
STATISTICAL DIVISION														
29	34	3	-	-	-	-	70	59	19	2	1	1	4	
-	4	-	4	-	-	-	32	28	26	6	2	2	5	
2	7	-	7	-	-	-	23	22	21	8	-	-	2	
27	10	12	-	-	-	-	210	168	142	10	15	21	7	
48	44	54	2	4	-	-	154	144	202	6	12	12	8	
-	-	-	-	-	-	-	62	97	86	15	5	10	5	
25	18	18	-	12	-	4	162	92	89	2	21	6	9	
6	-	-	-	-	-	-	50	52	53	8	2	3	3	
-	3	8	3	-	-	-	189	177	166	18	6	14	3	
-	2	-	-	-	-	-	63	52	28	5	2	3	3	
6	2	-	-	-	-	-	98	106	104	1	3	4	7	
-	-	-	-	-	-	-	145	180	147	15	9	9	7	
-	-	-	-	-	-	-	22	11	5	1	-	-	2	
-	3	-	-	-	-	-	23	42	38	2	1	4	1	
69	36	18	-	-	-	-	121	110	49	4	1	4	6	
-	-	-	-	-	-	-	41	43	36	1	2	-	4	
212	163	113	16	16	-	4	1,465	1,383	1,211	104	82	93	76	

STATISTICAL DIVISION

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

STATISTICAL DIVISION

8	3	6	-	-	-	-	31	22	21	4	5	-	-		
6	-	-	-	-	-	-	27	16	21	5	1	6	4		
111	98	57	-	4	-	4	333	325	284	7	29	10	18		
9	17	21	-	-	-	-	131	156	227	11	18	21	22		
28	22	12	3	-	-	3	134	85	43	6	4	3	6		
19	5	-	-	-	-	-	75	72	49	6	9	3	2		
-	3	-	-	-	-	-	20	16	6	-	1	2	-		
-	-	-	-	-	-	-	8	7	2	-	-	1	-		
181	148	96	3	4	-	7	759	699	653	39	67	46	52		

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Houses							
Statistical local area	1984-85	1985-86	1986-87	1986		1987	
				June	July	June	July
LODDON-CAMPASPE							
Bendigo (C)	76	107	55	10	4	2	5
Bet Bet (S)	15	30	37	1	-	3	4
Castlemaine (C)	45	71	44	1	3	2	1
Charlton (S)	8	2	2	-	-	-	-
Cohuna (S)	19	18	20	1	2	1	2
Eaglehawk (B)	56	42	44	3	2	2	4
East Loddon (S)	1	2	3	-	-	-	-
Echuca (C)	82	75	80	12	5	7	6
Gisborne (S)	160	150	127	6	10	5	8
Gordon (S)	3	7	4	-	1	1	1
Huntly (S) Pt A & B	77	72	49	8	-	5	7
Kara Kara (S)	11	11	10	1	-	-	1
Korong (S)	32	25	27	1	3	2	10
Kyneton (S)	108	101	98	8	6	7	3
McIvor (S)	52	65	72	11	4	2	3
Maldon (S)	40	38	30	1	1	-	4
Marong (S) Pt A & B	184	204	175	35	11	24	8
Maryborough (C)	41	53	30	2	2	2	1
Metcalfe (S)	40	61	43	5	1	1	3
Newham and Woodend (S)	81	99	89	5	5	8	5
Newstead (S)	31	36	42	5	4	1	3
Pyalong (S)	7	10	12	-	1	1	3
Rochester (S)	34	56	36	4	8	1	3
Romsey (S)	145	172	132	17	15	10	5
St Arnaud (T)	17	9	11	-	-	1	-
Strathfieldsaye (S) Pt A & B	214	237	193	16	17	19	15
Tullaroop (S)	50	51	46	4	-	2	3
Total Division	1,629	1,804	1,511	157	105	109	108
GOULBURN							
Alexandra (S)	51	82	97	9	4	7	5
Benalla (C)	104	72	63	7	3	2	2
Benalla (S)	58	64	67	6	1	4	5
Broadford (S)	88	100	61	2	2	4	5
Cobram (S)	42	31	36	2	4	6	1
Deakin (S)	22	16	23	1	3	5	1
Euroa (S)	35	41	44	2	-	1	1
Goulburn (S)	17	23	31	-	5	6	3
Kilmore (S)	207	186	140	12	10	9	4
Kyabram (T)	30	44	18	6	-	1	-
Mansfield (S)	137	111	93	7	6	11	11
Nathalia (S)	21	20	21	-	3	1	4
Numurkah (S)	47	36	40	1	5	1	2
Rodney (S) Pt A & B	90	111	83	12	8	9	6
Seymour (S)	131	97	63	5	5	3	3
Shepparton (C)	215	171	116	7	6	3	10
Shepparton (S) Pt A & B	85	87	63	10	3	6	11
Tungamah (S)	18	18	17	1	-	2	1
Violet Town (S)	23	16	19	2	-	-	-

LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING - continued

Other residential buildings (a)								Total residential buildings							
1986				1986-87				1986				1987			
1984-85	1985-86	1986-87	June	July	June	July		1984-85	1985-86	1986-87	June	July	June	July	
STATISTICAL DIVISION															
28	54	56	15	5	-	13		104	161	111	25	9	2	18	
-	-	-	-	-	-	-		15	30	37	1	-	3	4	
-	8	2	-	-	-	-		45	79	46	1	3	2	1	
-	-	-	-	-	-	-		8	2	2	-	-	-	-	
-	-	3	-	-	-	-		19	18	23	1	2	1	2	
30	31	25	2	-	-	2		86	73	69	5	2	2	6	
-	-	-	-	-	-	-		1	2	3	-	-	-	-	
34	23	26	3	-	-	2		116	98	106	15	5	7	8	
4	6	14	-	-	-	-		164	156	141	6	10	5	8	
3	-	2	-	-	-	-		6	7	6	-	1	1	1	
-	-	-	-	-	-	-		77	72	49	8	-	5	7	
-	-	-	-	-	-	-		11	11	10	1	-	-	1	
-	-	9	-	-	-	-		32	25	36	1	3	2	10	
18	28	4	-	-	-	-		126	129	102	8	6	7	3	
8	-	-	-	-	-	-		60	65	72	11	4	2	3	
-	1	-	-	-	-	-		40	39	30	1	1	-	4	
16	32	1	8	-	1	-		200	236	176	43	11	25	8	
13	16	7	2	3	-	-		54	69	37	4	5	2	1	
-	-	-	-	-	-	-		40	61	43	5	1	1	3	
-	2	2	-	-	-	-		81	101	91	5	5	8	5	
-	-	5	-	-	-	-		31	36	47	5	4	1	3	
-	-	-	-	-	-	-		7	10	12	-	1	1	3	
-	9	-	-	-	-	-		34	65	36	4	8	1	3	
4	-	4	-	-	-	-		149	172	136	17	15	10	5	
1	2	4	-	-	-	-		18	11	15	-	-	1	-	
77	61	27	2	-	1	-		291	298	220	18	17	20	15	
-	-	-	-	-	-	-		50	51	46	4	-	2	3	
236	273	191	32	8	2	17		1,865	2,077	1,702	189	113	111	125	

STATISTICAL DIVISION

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

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Statistical local area	Houses						
	1984-85	1985-86	1986-87	1986		1987	
				June	July	June	July
GOULBURN							
Waranga (S)	31	42	35	2	4	3	5
Yea (S)	91	83	61	17	11	3	5
Total Division	1,543	1,451	1,191	111	83	87	85
NORTH EASTERN							
Beechworth (S)	37	36	34	3	1	1	2
Bright (S)	67	75	84	9	6	7	9
Chiltern (S)	29	30	29	1	3	2	-
Myrtleford (S)	20	23	34	3	-	3	3
Oxley (S)	35	51	35	2	2	1	3
Rutherglen (S)	32	22	24	1	2	2	1
Tallangatta (S) Pt A & B	37	33	16	1	1	2	1
Upper Murray (S)	11	10	13	-	1	-	-
Wangaratta (C)	95	51	62	3	4	6	2
Wangaratta (S)	39	42	30	5	-	2	-
Wodonga (Rural City)	229	246	188	19	15	10	7
Yackandandah (S) Pt A & B	48	42	37	4	4	2	3
Yarrawonga (S)	77	70	89	5	7	10	5
Total Division	756	731	675	56	46	48	36
EAST GIPPSLAND							
Avon (S)	44	52	32	6	1	2	-
Bairnsdale (T)	112	55	53	5	3	3	7
Bairnsdale (S)	119	115	91	11	4	10	8
Maffra (S)	92	98	97	5	4	3	6
Omeo (S)	18	18	48	-	-	-	4
Orbost (S)	62	58	50	6	5	3	6
Sale (C)	142	134	47	6	1	10	1
Tambo (S)	201	201	155	16	9	11	16
Bass Strait Islands	-	-	-	-	-	-	-
Total Division	790	731	573	55	27	42	48
CENTRAL GIPPSLAND							
Albion (S)	54	42	34	2	2	4	4
Buln Buln (S)	125	106	104	6	7	7	6
Korumburra (S)	56	71	53	4	2	2	5
Mirboo (S)	51	23	22	-	4	3	3
Moe (C)	119	117	69	6	8	5	3
Morwell (S) Pt A & B	226	169	94	7	5	5	12
Narracan (S)	96	66	58	3	4	6	4
Rosedale (S)	156	179	189	10	20	12	14
South Gippsland (S)	59	84	75	7	3	4	2
Traralgon (C)	264	147	119	5	13	6	3
Traralgon (S)	61	65	52	4	4	3	2
Warragul (S)	130	104	79	3	6	3	11

LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING - continued

Other residential buildings (a)								Total residential buildings							
				1986		1987						1986		1987	
1984-85	1985-86	1986-87		June	July	June	July	1984-85	1985-86	1986-87		June	July	June	July
STATISTICAL DIVISION - continued															
-	-	11	-	-	-	-	-	31	42	46	2	4	3	5	5
-	-	-	-	-	-	-	-	91	83	61	17	11	3	5	5
179	200	203	7	26	6	4	4	1,722	1,651	1,394	118	109	93	89	89

STATISTICAL DIVISION

7	14	11	2	-	-	-	-	44	50	45	5	1	1	2	2
146	16	26	-	-	-	-	5	213	91	110	9	6	7	14	14
5	-	2	-	-	-	-	-	34	30	31	1	3	2	-	-
12	2	-	-	-	-	-	3	32	25	34	3	-	3	6	6
6	3	-	-	-	-	-	-	41	54	35	2	2	1	3	3
16	15	9	-	4	-	-	-	48	37	33	1	6	2	1	1
5	-	-	3	-	-	-	-	42	33	16	4	1	2	1	1
-	-	2	-	-	-	-	-	11	10	15	-	1	-	-	-
44	38	14	2	2	6	-	-	139	89	76	5	6	12	2	2
-	-	-	-	-	-	-	-	39	42	30	5	-	2	-	-
99	111	43	2	6	-	-	-	328	357	231	21	21	10	7	7
1	2	-	-	-	-	-	-	49	44	37	4	4	2	3	3
25	14	6	-	-	-	-	-	102	84	95	5	7	10	5	5
366	215	113	9	12	6	8	8	1,122	946	788	65	58	54	44	44

STATISTICAL DIVISION

-	-	-	-	-	-	-	-	44	52	32	6	1	2	-	-
56	32	9	2	-	-	-	-	168	87	62	7	3	3	7	7
17	19	16	-	-	3	-	-	136	134	107	11	4	13	8	8
6	17	5	-	-	-	-	-	98	115	102	5	4	3	6	6
-	2	28	-	-	-	-	-	18	20	76	-	-	-	4	4
15	-	14	-	-	-	-	-	77	58	64	6	5	3	6	6
12	44	5	-	-	2	-	-	154	178	52	6	1	12	1	1
26	16	25	2	-	7	-	-	227	217	180	18	12	18	16	16
-	-	-	-	3	-	-	-	-	-	-	-	-	-	-	-
132	130	102	4	3	12	-	-	922	861	675	59	30	54	48	48

STATISTICAL DIVISION

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

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Statistical local area	Houses						
	1984-85	1985-86	1986-87	1986		1987	
				June	July	June	July
CENTRAL GIPPSLAND							
Woorayl (S)	176	187	176	11	12	12	11
Yallourn Works Area	-	-	-	-	-	-	-
Total Division	1,573	1,360	1,124	68	90	72	80
EAST CENTRAL							
Bass (S)	147	136	126	13	13	11	4
Cranbourne (S) Pt B	23	16	24	2	1	1	2
French Island	-	-	-	-	-	-	-
Healesville (S) Pt B	17	32	20	2	3	-	2
Pakenham (S) Pt B	316	251	236	16	16	13	12
Phillip Island (S)	260	345	325	28	24	29	18
Upper Yarra (S)	378	220	147	15	8	13	12
Wonthaggi (B)	123	116	68	7	6	5	7
Total Division	1,264	1,116	946	83	71	72	57
TOTAL VICTORIA	32,001	30,190	27,482	2,257	2,140	2,163	2,008

(a) Number of dwelling units.

LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING - *continued*

17

Other residential buildings (a)							Total residential buildings							
1984-85	1985-86	1986-87	1986		1987		1984-85	1985-86	1986-87	1986		1987		
			June	July	June	July				June	July	June	July	
STATISTICAL DIVISION - continued														
15	23	11	-	-	-	-	191	210	187	11	12	12	11	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	
239	172	82	-	4	4	10	1,812	1,532	1,206	68	94	76	90	
STATISTICAL DIVISION														
-	-	4	-	-	-	-	147	136	130	13	13	11	4	
8	4	3	-	-	-	3	31	20	27	2	1	1	5	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	17	32	20	2	3	-	2	
64	12	33	-	-	8	-	380	263	269	16	16	21	12	
30	22	14	-	-	-	6	290	367	339	28	24	29	24	
6	1	3	-	-	-	-	384	221	150	15	8	13	12	
36	11	8	-	-	-	-	159	127	76	7	6	5	7	
144	50	65	-	-	8	9	1,408	1,166	1,011	83	71	80	66	
7,121	5,783	4,798	461	470	287	247	39,122	35,973	32,280	2,718	2,610	2,450	2,255	

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

Statistical division	Double brick, stone, and concrete	Brick veneer	Fibre cement	Timber	Other and not stated	Total
PRIVATE SECTOR						
Melbourne	11	964	3	36	213	1,227
Barwon	1	95	7	18	11	132
South Western	-	22	1	3	7	33
Central Highlands	1	43	5	15	5	69
Wimmera	-	10	-	1	-	11
Northern Mallee	-	41	-	1	3	45
Loddon-Campaspe	4	69	7	14	12	106
Goulburn	3	54	3	16	8	84
North Eastern	-	27	1	4	4	36
East Gippsland	-	24	5	12	4	45
Central Gippsland	-	43	16	7	9	75
East Central	-	20	14	19	4	57
Total Victoria	20	1,412	62	146	280	1,920
PUBLIC SECTOR						
Melbourne	-	4	1	1	65	71
Barwon	-	-	1	-	1	2
South Western	-	-	-	-	1	1
Central Highlands	-	-	-	-	3	3
Wimmera	-	-	-	-	-	-
Northern Mallee	-	-	-	-	-	-
Loddon-Campaspe	-	1	1	-	-	2
Goulburn	-	-	1	-	-	1
North Eastern	-	-	-	-	-	-
East Gippsland	-	-	1	-	2	3
Central Gippsland	-	5	-	-	-	5
East Central	-	-	-	-	-	-
Total Victoria	-	10	5	1	72	88
TOTAL						
Melbourne	11	968	4	37	278	1,298
Barwon	1	95	8	18	12	134
South Western	-	22	1	3	8	34
Central Highlands	1	43	5	15	8	72
Wimmera	-	10	-	1	-	11
Northern Mallee	-	41	-	1	3	45
Loddon-Campaspe	4	70	8	14	12	108
Goulburn	3	54	4	16	8	85
North Eastern	-	27	1	4	4	36
East Gippsland	-	24	6	12	6	48
Central Gippsland	-	48	16	7	9	80
East Central	-	20	14	19	4	57
Total Victoria	20	1,422	67	147	352	2,008