



AUSTRALIAN BUREAU OF STATISTICS

VICTORIA

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DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES (PRELIMINARY) - VICTORIA, JULY 1984

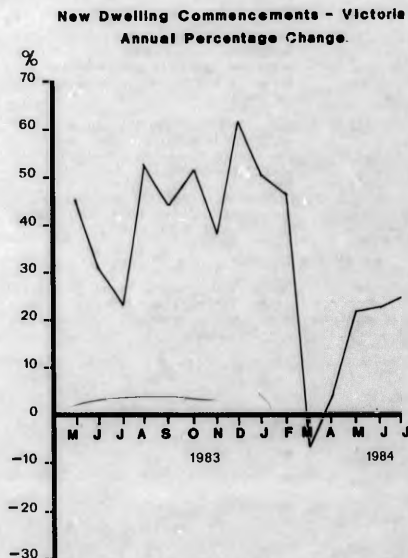
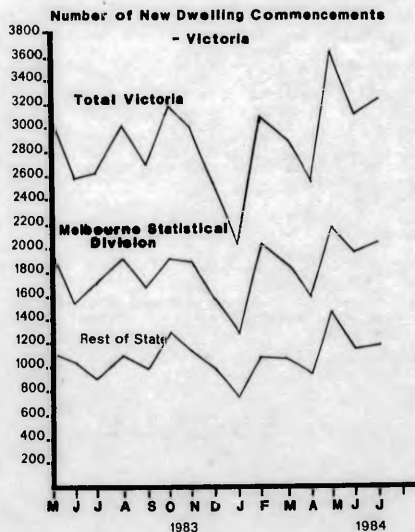
INQUIRIES

Inquiries concerning these statistics may be made by telephoning Information Services (Building Statistics) on Melbourne (03) 63 0181; for advice on the interpretation of these statistics ask for Mr Keith Amanatides.

MAIN FEATURES

For the month of July 1984 the estimated number of new dwelling commencements of 3.2 thousand was 23 per cent higher than July 1983 (2.6 thousand), and 3 per cent higher than June 1984 (3.1 thousand).

The estimated number of private sector new dwelling commencements in July 1984 (3.1 thousand) was 35 per cent higher than in July 1983 (2.3 thousand).



EXPLANATORY NOTES

Introduction

This publication contains preliminary estimates of the number of new dwellings notified as being commenced by approving authorities. More detailed information is published in the quarterly bulletin 'Dwelling Unit Commencements Reported by Approving Authorities - Victoria' (8741.2).

Comparability and reliability of statistics

2. In using these statistics the following points should be noted:

- (i) Because of differences in timing, data sources and collection and estimation methodologies, care should be exercised in comparing figures in this publication with figures in the publications 'Dwelling Unit Commencements Reported by Approving Authorities - Victoria' (8741.2) and 'Building Activity - Victoria' (8752.2). While it may be expected that the figures in these three publications will show consistency in quarter to quarter movements, the absolute level of these series will differ.
- (ii) Estimates have been derived by adjusting the number of initially reported dwelling commencements by factors based on past reporting patterns.
- (iii) Comparisons of preliminary estimates with final figures have shown that subsequent revisions are expected to be relatively small.

For total dwelling commencements, Victoria, the revision should be in the order of 2 per cent.

Scope and Coverage

3. These estimates are based on initial reports provided by local and other government authorities of the commencement of new dwelling building jobs for which:

- a building approvals were issued by local government authorities, or
- b contracts were let or day labour work approved by Commonwealth, State, semi-government and local government authorities.

The small number and irregular commencement pattern of other dwellings has precluded their estimation for Statistical Divisions other than the Melbourne Statistical Division.

Definitions

4. For definitions of terms used in this bulletin refer to the publication 'Dwelling Unit Commencements Reported by Approving Authorities - Victoria' (8741.2).

Related publications

5. Users may also wish to refer to the following ABS publications which are available on request:

8731.2	'Building Approvals - Victoria' (monthly)
8731.0	'Building Approvals - Australia' (monthly)
8732.2	'Building Approvals by Local Government Areas - Victoria' (quarterly)
8741.2	'Dwelling Unit Commencements Reported by Approving Authorities - Victoria' (quarterly)
8750.0	'Building Activity, Australia: Dwelling Unit Commencements' (Preliminary Estimates) - (quarterly)
8751.0	'Building Activity, Australia' - (Summary) (quarterly)
8752.0	'Building Activity - Australia' (quarterly)
8752.2	'Building Activity - Victoria' (quarterly)

6. Current publications produced by the ABS are listed in the Catalogue of Publications (1101.0) which is available free of charge from any ABS Office.

Symbols and other usages

- nil
r revised

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

ERLE BOURKE
Deputy Commonwealth Statistician

TABLE 1. NEW DWELLINGS COMMENCED BY OWNERSHIP AND TYPE OF DWELLING - VICTORIA
(Number of dwelling units)

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Period	Private sector			Public sector			Total		
	Houses	Other dwellings	Total	Houses	Other dwellings	Total	Houses	Other dwellings	Total
MELBOURNE STATISTICAL DIVISION									
1981-82	11,655	2,903	14,558	250	302	552	11,905	3,205	15,110
1982-83	12,130	2,928	15,058	856	540	1,396	12,986	3,468	16,454
1983-84 (a)	16,750	3,520	20,280	827	262	1,089	17,590	3,780	21,360
1983 - June	1,190	193	1,383	131	33	164	1,321	226	1,547
July	1,270	269	1,539	90	90	180	1,360	360	1,719
August	1,311	478	1,789	114	6	120	1,425	484	1,909
September	1,347	186	1,533	96	56	152	1,443	242	1,685
October	1,363	392	1,775	105	15	120	1,488	407	1,895
November	1,495	260	1,755	98	18	116	1,593	278	1,871
December	1,163	274	1,437	98	36	134	1,261	310	1,571
1984 - January	r1,086	r158	r1,244	r65	r2	r67	r1,151	r160	r1,311
February	r1,627	r309	r1,936	r79	r21	r100	r1,706	r330	r2,036
March	r1,480	r283	r1,763	r75	r14	r89	r1,555	r297	r1,852
April (a)	1,360	210	1,570	27	3	30	1,390	220	1,600
May (a)	1,790	350	2,140	47	6	53	1,840	350	2,190
June (a)	1,570	360	1,930	36	-	36	1,610	360	1,970
July (a)	1,660	330	1,990	60	-	60	1,720	330	2,050
REST OF STATE									
1981-82	6,964	1,452	8,416	362	430	792	7,326	1,882	9,208
1982-83	7,068	1,292	8,360	1,145	300	1,445	8,213	1,592	9,805
1983-84 (a)	10,050	1,610	11,660	847	268	1,115	10,920	1,865	12,780
1983 - June	704	140	844	136	35	171	840	175	1,015
July	680	90	770	51	80	131	731	170	901
August	819	77	896	141	61	202	960	138	1,098
September	738	143	881	89	23	112	827	166	993
October	978	141	1,119	133	35	168	1,111	176	1,287
November	942	84	1,026	102	8	110	1,044	92	1,136
December	763	148	911	62	5	67	825	153	978
1984 - January	r608	r133	r741	r16	6	r22	r624	r139	r763
February	r866	r177	r983	r45	r39	r84	r911	r156	r1,067
March	r889	r95	r984	r62	r9	r71	r951	r104	r1,055
April (a)	800	120	920	11	12	23	820	130	940
May (a)	1,110	270	1,380	73	3	76	1,190	270	1,460
June (a)	910	150	1,060	86	-	86	1,000	150	1,150
July (a)	890	180	1,070	110	10	120	1,000	190	1,190
TOTAL VICTORIA									
1981-82	18,619	4,355	22,974	612	732	1,344	19,231	5,087	24,318
1982-83	19,198	4,220	23,418	2,001	840	2,841	21,199	5,060	26,259
1983-84 (a)	26,820	5,120	31,940	1,674	530	2,204	28,490	5,660	34,150
1983 - June	1,894	333	2,227	267	68	335	2,161	401	2,562
July	1,950	359	2,309	141	170	311	2,091	529	2,620
August	2,130	555	2,685	255	67	322	2,385	622	3,007
September	2,085	329	2,414	185	79	264	2,270	408	2,678
October	2,361	533	2,894	238	50	288	2,599	583	3,182
November	2,437	344	2,781	200	26	226	2,637	370	3,007
December	1,926	422	2,348	160	41	201	2,086	463	2,549
1984 - January	r1,694	r291	r1,985	r81	r8	r89	r1,775	r299	r2,074
February	r2,493	r426	r2,919	r124	r60	r184	r2,617	r486	r3,103
March	r2,369	r378	r2,747	r137	r23	r160	r2,506	r401	r2,907
April (a)	2,160	330	2,490	38	15	53	2,200	340	2,550
May (a)	2,910	610	3,520	120	9	129	3,030	620	3,650
June (a)	2,480	520	3,000	122	-	122	2,600	520	3,120
July (a)	2,550	510	3,060	170	10	180	2,720	520	3,240

(a) Preliminary estimates. Figures for private sector and total dwellings are rounded to the nearest 10 units. As from July 1984 figures are rounded to the nearest 10 units for both private and public sectors.

TABLE 2. NEW HOUSES COMMENCED BY OWNERSHIP AND STATISTICAL DIVISION - VICTORIA
(Number)

Statistical Division	Sector	1981-82	1982-83	1983-84 (a)	1983			1984		
					May	June	July	May (a)	June(a)	July(a)
Melbourne	Private	11,655	12,130	16,750	1,356	1,189	1,270	1,790	1,570	1,660
	Public	250	856	827	197	131	90	47	36	60
	Total	11,905	12,986	17,590	1,553	1,320	1,360	1,840	1,610	1,720
Barwon	Private	1,078	1,245	1,950	166	171	131	220	180	200
	Public	25	122	138	20	37	14	15	6	10
	Total	1,103	1,367	2,090	186	208	145	230	190	210
South Western	Private	408	345	380	45	28	25	50	30	20
	Public	55	57	32	10	9	6	1	7	20
	Total	463	402	420	55	37	31	50	40	30
Central Highlands	Private	599	679	920	71	54	56	90	80	80
	Public	27	134	204	14	20	13	35	51	20
	Total	626	813	1,130	85	74	69	130	130	100
Wimmera	Private	161	125	200	5	7	17	20	30	20
	Public	2	29	31	1	5	-	-	-	10
	Total	163	154	240	6	12	17	20	30	20
Northern Mallee	Private	373	289	420	29	32	25	50	40	40
	Public	79	108	33	11	9	4	-	-	-
	Total	452	397	450	40	41	29	50	40	40
Loddon-Campaspe	Private	878	949	1,380	119	90	115	150	130	100
	Public	4	246	123	40	20	6	1	2	10
	Total	882	1,195	1,500	159	110	121	150	130	110
Goulburn	Private	893	769	1,030	67	54	53	130	100	90
	Public	20	146	55	42	22	-	1	16	10
	Total	913	915	1,090	109	76	53	130	120	100
North Eastern	Private	517	456	620	45	39	44	80	60	50
	Public	32	94	25	2	8	2	-	-	10
	Total	549	550	640	47	47	46	80	60	60
East Gippsland	Private	506	489	620	43	36	36	80	50	60
	Public	9	81	73	10	1	-	14	-	10
	Total	515	570	690	53	37	36	90	50	60
Central Gippsland	Private	971	931	1,400	94	93	85	160	120	130
	Public	107	112	106	4	5	4	5	4	10
	Total	1,078	1,043	1,510	98	98	89	170	130	140
East Central	Private	580	791	1,150	100	100	93	110	90	110
	Public	2	16	25	-	-	2	1	-	-
	Total	582	807	1,170	100	100	95	110	90	110
Total Victoria	Private	18,619	19,198	26,820	2,140	1,893	1,950	2,910	2,480	2,550
	Public	612	2,001	1,674	351	267	141	120	122	170
	Total	19,231	21,199	28,490	2,491	2,160	2,091	3,030	2,600	2,720

(a) Preliminary estimates. Figures for private sector and total dwellings are rounded to the nearest 10 units. As from July 1984 figures are rounded to the nearest 10 units for both private and public sectors.