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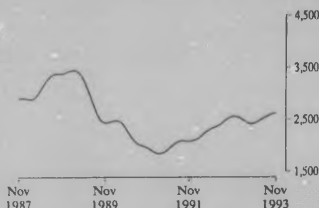
BUILDING APPROVALS, VICTORIA, NOVEMBER 1993

As a service to users of Building Approval Statistics, commencing with the October 1993 issue, commentary and tables are included on pages 2 and 3 which provide information on the reliability of Trend Estimate Series published in Table 3.

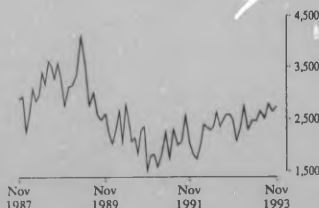
MAIN FEATURES

- Trend estimates of the number of dwelling units approved in November 1993 (2,625) showed a 1 per cent increase over the figure recorded for October 1993 (2,604) and a 4 per cent increase when compared with the figure for November 1992 (2,535). After twenty consecutive monthly increases (peaking in January 1993), the trend estimate has decreased over four months to May 1993 before increasing steadily since June 1993.
- In original terms the number of dwelling units approved in November 1993 (2,745) was 4 per cent higher than in October 1993 (2,642) and 6 per cent higher than in November 1992 (2,589).
- For the five months ended November 1993 there were 13,354 new dwelling units approved, 6 per cent higher than the 12,649 recorded for the five months ended November 1992.
- The value of non-residential building approved, at current prices, for the five months ended November 1993 was \$850m, an increase of 45 per cent when compared with the \$586m recorded for the five months ended November 1992.

NUMBER OF NEW DWELLING UNITS APPROVED
TREND ESTIMATES



NUMBER OF NEW DWELLING UNITS APPROVED
ORIGINAL



INQUIRIES

For further information about statistics in this publication and the availability of related unpublished statistics, contact Bill McNaughtan or Leon Kinnerly on Melbourne (03) 615 7000; or any ABS State office.

For information about other ABS statistics and services contact Information Services on Melbourne (03) 615 7000; or any ABS State office.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months June to November 1993.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 16 and 17 of the Explanatory Notes for a more detailed explanation.

To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates that would result if the movements in the seasonally adjusted estimates for next month (December 1993) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 5 per cent in December 1993, the trend estimate for that month would be 2,329, a movement of 1.9 per cent. The monthly movements in the trend estimates for September, October and November 1993, which are currently estimated to be 1.4 per cent, 1.5 per cent and 1.2 per cent respectively, would be revised to 2.0 per cent, 2.1 per cent and 2.1 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in December 1993 would produce a trend estimate for December of 2,234, a movement of 0.5 per cent, with the movements in the trend estimates for September, October and November 1993 being revised to 1.3 per cent, 1.1 per cent and 0.8 per cent, respectively.

NUMBER OF NEW PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

Trend estimate		Revised trend estimate if December 1993 seasonally adjusted estimate				
		is up 5% on November 1993		is down 5% on November 1993		
		No.	% change on previous month	No.	% change on previous month	
1993 -						
June	2,122	-0.2	2,118	-0.4	2,122	-0.2
July	2,131	0.4	2,124	0.3	2,132	0.5
August	2,153	1.1	2,150	1.2	2,154	1.0
September	2,184	1.4	2,193	2.0	2,183	1.3
October	2,217	1.5	2,240	2.1	2,206	1.1
November	2,244	1.2	2,286	2.1	2,223	0.8
December	n.y.a.	n.y.a.	2,329	1.9	2,234	0.5

TOTAL NUMBER OF NEW HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

Trend estimate		Revised trend estimate if December 1993 seasonally adjusted estimate				
		is up 6% on November 1993		is down 6% on November 1993		
		No.	% change on previous month	No.	% change on previous month	
1993 -						
June	2,208	-0.1	2,204	-0.3	2,209	-0.1
July	2,228	0.9	2,220	0.8	2,230	0.9
August	2,261	1.5	2,258	1.7	2,263	1.5
September	2,300	1.7	2,309	2.3	2,296	1.5
October	2,337	1.6	2,361	2.3	2,319	1.0
November	2,371	1.5	2,411	2.1	2,332	0.5
December	n.y.a.	n.y.a.	2,454	1.8	2,334	0.1

**TOTAL NUMBER OF NEW DWELLING UNITS APPROVED
RELIABILITY OF TREND ESTIMATES**

Trend estimate		Revised trend estimate if December 1993 seasonally adjusted estimate				
		is up 6% on November 1993		is down 6% on November 1993		
		No.	% change on previous month	No.	% change on previous month	
1993 -						
June	2,435	0.7	2,432	0.6	2,438	0.8
July	2,479	1.8	2,474	1.7	2,485	1.9
August	2,530	2.0	2,527	2.2	2,533	1.9
September	2,572	1.7	2,577	2.0	2,562	1.2
October	2,604	1.3	2,615	1.5	2,567	0.2
November	2,625	0.8	2,645	1.1	2,555	-0.5
December	n.y.a.	n.y.a.	2,666	0.8	2,531	-1.0

**VALUE OF NEW RESIDENTIAL BUILDING APPROVED
RELIABILITY OF TREND ESTIMATES**

Trend estimate		Revised trend estimate if December 1993 seasonally adjusted estimate				
		is up 6% on November 1993		is down 6% on November 1993		
		\$m	% change on previous month	\$m	% change on previous month	
1993 -						
June	210.9	1.2	210.8	1.2	211.3	1.4
July	215.2	2.0	215.1	2.0	215.9	2.2
August	219.9	2.2	219.8	2.2	220.2	2.0
September	223.6	1.7	223.6	1.7	222.6	1.1
October	226.0	1.1	225.8	1.0	222.3	-0.1
November	227.3	0.6	226.7	0.4	220.1	-1.0
December	n.y.a.	n.y.a.	226.7	0.0	216.8	-1.5

**VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING APPROVED
RELIABILITY OF TREND ESTIMATES**

	Revised trend estimate if December 1993 seasonally adjusted estimate					
	Trend estimate		is up 6% on November 1993		is down 6% on November 1993	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1993 -						
June	45.3	1.0	45.2	0.7	45.4	1.0
July	45.7	0.7	45.5	0.6	45.7	0.8
August	46.0	0.7	45.9	1.0	46.0	0.7
September	46.6	1.2	46.8	1.9	46.5	1.1
October	47.3	1.6	48.1	2.8	47.2	1.5
November	48.1	1.6	49.6	3.2	47.9	1.5
December	n.y.a.	n.y.a.	51.1	3.0	48.6	1.3

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION									
1990-91	12,068	525	12,593	1,375	329	1,704	13,443	854	14,297
1991-92	14,424	491	14,915	1,477	710	2,187	15,901	1,201	17,102
1992-93	17,104	723	17,827	1,845	163	2,008	18,949	886	19,835
1992-93									
July-November	7,493	153	7,646	688	139	827	8,181	292	8,473
1993-94									
July-November	7,372	344	7,716	1,306	65	1,371	8,678	409	9,087
1992—									
September	1,524	11	1,535	52	2	54	1,576	13	1,589
October	1,637	50	1,687	105	—	105	1,742	50	1,792
November	1,302	76	1,378	207	104	311	1,509	180	1,689
December	1,474	44	1,518	206	—	206	1,680	44	1,724
1993—									
January	1,006	219	1,225	108	—	108	1,114	219	1,333
February	1,311	91	1,402	213	11	224	1,524	102	1,626
March	1,594	98	1,692	144	11	155	1,738	109	1,847
April	1,275	46	1,321	214	2	216	1,489	48	1,537
May	1,470	17	1,487	145	—	145	1,615	17	1,632
June	1,481	55	1,536	127	—	127	1,608	55	1,663
July	1,441	24	1,465	328	53	381	1,769	77	1,846
August	1,473	47	1,520	168	12	180	1,641	59	1,700
September	1,469	131	1,600	316	—	316	1,785	131	1,916
October	1,477	58	1,535	251	—	251	1,728	58	1,786
November	1,512	84	1,596	243	—	243	1,755	84	1,839
VICTORIA									
1990-91	20,132	783	20,915	1,934	402	2,336	22,066	1,185	23,251
1991-92	22,358	707	23,065	1,952	1,016	2,948	24,290	1,723	26,013
1992-93	25,969	1,189	27,158	2,186	227	2,413	28,155	1,416	29,571
1992-93									
July-November	11,338	303	11,641	827	181	1,008	12,165	484	12,649
1993-94									
July-November	11,369	500	11,869	1,414	71	1,485	12,783	571	13,354
1992—									
September	2,343	37	2,380	73	26	99	2,416	63	2,479
October	2,378	71	2,449	133	3	136	2,511	74	2,585
November	2,091	163	2,254	231	104	335	2,322	267	2,589
December	2,208	47	2,255	233	—	233	2,441	47	2,488
1993—									
January	1,621	330	1,951	134	5	139	1,755	335	2,090
February	1,952	120	2,072	236	28	264	2,188	148	2,336
March	2,438	125	2,563	188	11	199	2,626	136	2,762
April	1,954	107	2,061	238	2	240	2,192	109	2,301
May	2,228	69	2,297	183	—	183	2,411	69	2,480
June	2,230	88	2,318	147	—	147	2,377	88	2,465
July	2,210	45	2,255	351	53	404	2,561	98	2,659
August	2,250	56	2,306	192	12	204	2,442	68	2,510
September	2,283	171	2,454	344	—	344	2,627	171	2,798
October	2,272	91	2,363	273	6	279	2,545	97	2,642
November	2,354	137	2,491	254	—	254	2,608	137	2,745

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 195 such dwelling units approved in November 1993. This includes 117 dwelling units created as the result of the conversion of a hotel to apartments.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
MELBOURNE STATISTICAL DIVISION														
1990-91	1,105.2	31.1	1,136.3	81.2	19.9	101.2	1,186.5	51.0	1,237.5	392.6	1,087.9	1,423.7	2,666.7	3,053.8
1991-92	1,280.1	28.8	1,309.0	101.6	47.4	149.0	1,381.7	76.3	1,458.0	413.3	978.6	1,242.4	2,773.2	3,113.7
1992-93	1,538.4	42.4	1,580.8	125.3	10.5	135.9	1,663.7	52.9	1,716.7	429.7	858.2	1,138.2	2,951.4	3,284.6
1992-93														
July-November	662.9	8.2	671.0	46.2	8.8	55.0	709.0	17.0	726.0	185.9	361.1	453.7	1,255.7	1,365.6
1993-94														
July-November	685.3	22.0	707.3	98.6	4.6	103.2	783.8	26.6	810.5	200.0	464.4	722.0	1,448.1	1,732.5
1992—														
September	131.4	0.6	132.0	3.6	0.2	3.7	135.0	0.8	135.8	39.1	50.5	64.0	224.4	238.8
October	146.6	2.6	149.2	8.4	—	8.4	155.0	2.6	157.6	39.8	39.9	55.8	234.7	253.2
November	118.4	4.3	122.7	14.0	6.6	20.6	132.3	10.9	143.3	37.1	52.3	70.3	221.7	250.6
December	133.5	2.1	135.7	12.9	—	12.9	146.4	2.1	148.6	38.2	87.9	93.1	272.4	279.8
1993—														
January	92.4	13.1	105.5	6.2	—	6.2	98.6	13.1	111.8	27.8	57.7	78.2	184.1	217.8
February	121.5	7.8	129.4	14.0	1.2	15.2	135.5	9.0	144.6	31.0	47.4	72.1	213.9	247.6
March	146.5	4.8	151.3	11.1	0.5	11.6	157.5	5.3	162.8	36.7	113.8	143.8	308.0	343.3
April	114.0	2.4	116.4	15.2	0.1	15.2	129.1	2.5	131.6	33.7	47.3	61.0	210.2	226.3
May	133.7	1.0	134.7	11.0	—	11.0	144.7	1.0	145.6	37.2	71.3	85.6	253.2	268.4
June	133.9	2.9	136.8	8.9	—	8.9	142.8	2.9	145.7	39.3	71.8	150.9	253.9	335.9
July	133.5	1.4	134.9	23.6	3.8	27.4	157.0	5.3	162.3	37.5	40.2	78.3	234.7	278.0
August	140.2	3.7	143.9	10.6	0.8	11.4	150.8	4.5	155.3	36.0	150.6	262.1	337.4	453.4
September	137.5	7.9	145.4	25.4	—	25.4	162.8	7.9	170.7	37.1	83.3	104.1	283.1	311.9
October	134.8	3.4	138.1	21.2	—	21.2	155.9	3.4	159.3	43.6	127.0	141.0	326.5	343.9
November	139.3	5.6	144.9	17.8	—	17.8	157.2	5.6	162.8	45.9	63.3	136.5	266.4	345.1
VICTORIA														
1990-91	1,755.1	46.0	1,801.1	112.1	23.5	135.6	1,867.2	69.5	1,936.7	491.2	1,253.8	1,672.2	3,611.7	4,106.1
1991-92	1,933.9	42.0	1,975.9	129.3	65.7	195.0	2,063.2	107.8	2,170.9	514.1	1,114.9	1,473.7	3,691.5	4,158.8
1992-93	2,262.5	71.4	2,333.8	145.7	14.6	160.3	2,408.2	86.0	2,494.1	533.0	1,066.2	1,406.3	4,006.9	4,433.4
1992-93														
July-November	975.0	18.0	992.9	54.6	11.6	66.2	1,029.6	29.5	1,059.1	231.0	469.7	585.6	1,730.0	1,875.7
1993-94														
July-November	1,010.9	34.2	1,045.1	104.5	5.3	109.8	1,115.4	39.5	1,155.0	247.3	572.3	849.5	1,934.7	2,251.8
1992—														
September	197.1	2.4	199.5	4.6	1.7	6.3	201.7	4.1	205.9	47.4	77.1	96.2	326.1	349.5
October	206.3	4.0	210.3	9.8	0.2	9.9	216.1	4.2	220.3	50.2	52.7	70.0	319.0	340.5
November	184.4	10.0	194.4	15.2	6.6	21.8	199.6	16.6	216.2	47.0	68.7	93.0	315.3	356.2
December	193.1	2.3	195.4	14.4	—	14.4	207.5	2.3	209.8	45.8	105.2	113.5	358.4	369.1
1993—														
January	141.4	18.4	159.8	7.6	0.3	7.9	149.0	18.7	167.7	34.1	67.9	93.5	251.0	295.3
February	175.9	10.0	186.0	15.3	2.2	17.5	191.2	12.3	203.5	39.1	63.7	91.5	294.1	334.1
March	214.3	6.8	221.1	13.5	0.5	13.9	227.8	7.3	235.1	46.1	126.2	158.7	400.1	439.9
April	170.0	7.1	177.0	16.5	0.1	16.6	186.5	7.1	193.6	43.2	60.2	77.1	289.6	313.9
May	196.0	4.0	200.1	14.0	—	14.0	210.0	4.0	214.1	46.0	81.8	107.8	337.8	367.8
June	196.8	4.6	201.4	9.9	—	9.9	206.6	4.6	211.3	47.8	91.5	178.5	345.9	437.6
July	196.3	4.5	200.9	24.8	3.8	28.6	221.1	8.4	229.5	46.8	49.2	90.4	317.0	366.6
August	203.5	4.3	207.7	12.0	0.8	12.7	215.4	5.0	220.5	44.7	184.6	300.8	444.7	566.0
September	204.4	11.4	215.8	27.1	—	27.1	231.6	11.4	242.9	46.7	105.2	127.7	383.2	417.3
October	198.7	5.8	204.4	22.2	0.7	22.9	220.9	6.4	227.3	53.5	136.4	155.8	410.8	436.6
November	208.0	8.3	216.3	18.5	—	18.5	226.5	8.3	234.8	55.7	96.8	174.8	379.0	465.3

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

SEASONALLY ADJUSTED AND TREND ESTIMATES (a), VICTORIA						
Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1992—						
September	2,206	2,261	2,347	2,379	199.9	43.0
October	2,207	2,311	2,338	2,412	209.2	43.2
November	2,137	2,300	2,365	2,561	212.8	46.5
December	2,170	2,298	2,452	2,585	212.3	46.5
1993—						
January	2,137	2,394	2,289	2,667	212.7	44.4
February	2,091	2,193	2,338	2,489	215.0	41.5
March	2,314	2,357	2,401	2,557	214.3	44.2
April	2,101	2,263	2,287	2,394	210.0	44.2
May	2,089	2,160	2,266	2,343	204.5	45.4
June	2,089	2,165	2,285	2,359	199.1	46.9
July	2,121	2,202	2,447	2,583	219.4	46.7
August	2,192	2,235	2,366	2,437	215.8	44.5
September	2,165	2,420	2,599	2,723	241.4	43.7
October	2,196	2,284	2,475	2,591	226.6	48.3
November	2,294	2,385	2,494	2,554	214.4	50.8
TREND ESTIMATES						
1992—						
September	2,191	2,267	2,375	2,438	204.9	43.9
October	2,192	2,297	2,384	2,490	208.5	44.5
November	2,179	2,314	2,381	2,535	211.3	44.8
December	2,166	2,317	2,371	2,563	213.0	44.6
1993—						
January	2,162	2,315	2,357	2,565	213.6	44.3
February	2,157	2,299	2,342	2,540	212.9	44.1
March	2,148	2,267	2,322	2,489	210.6	44.2
April	2,138	2,234	2,309	2,439	208.4	44.5
May	2,126	2,211	2,315	2,418	208.4	44.9
June	2,122	2,208	2,343	2,435	210.9	45.3
July	2,131	2,228	2,385	2,479	215.2	45.7
August	2,153	2,261	2,430	2,530	219.9	46.0
September	2,184	2,300	2,472	2,572	223.6	46.6
October	2,217	2,337	2,506	2,604	226.0	47.3
November	2,244	2,371	2,530	2,625	227.3	48.1

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

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a), VICTORIA
(\$ million)

TABLE 4. VALUE OF BUILDINGS (\$ million)									
Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1990-91	1,670.7	1,714.3	142.7	1,857.0	467.4	1,339.2	1,787.8	3,619.2	4,112.3
1991-92	1,859.7	1,900.2	230.8	2,131.0	494.3	1,328.4	1,756.5	3,880.7	4,381.8
1992-93	2,208.9	2,278.6	200.4	2,478.9	520.4	1,349.1	1,781.6	4,313.1	4,781.0
1992—									
June qtr.	495.8	513.4	58.5	571.9	121.4	222.1	319.4	895.1	1,012.7
Sept. qtr.	568.3	572.2	41.9	614.1	130.2	432.7	525.0	1,180.7	1,269.3
Dec. qtr.	571.9	587.9	57.3	645.1	140.1	285.4	348.2	1,058.4	1,133.4
1993—									
Mar. qtr.	519.6	554.1	49.7	603.9	116.6	329.8	439.5	1,025.2	1,160.0
June qtr.	549.1	564.4	51.4	615.8	133.6	301.3	468.9	1,048.8	1,218.2
Sept. qtr.	590.6	610.4	87.6	698.0	135.0	440.3	673.9	1,265.1	1,506.9

Source: data from the Department of Statistics, Singapore.

(a) See paragraphs 18-23 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity composition becomes available.

VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES
VICTORIA

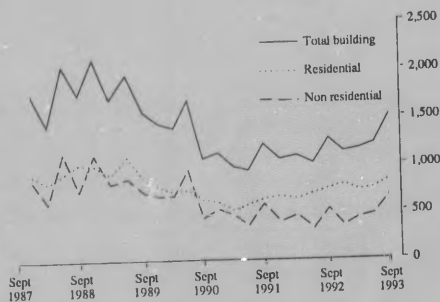


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA
(\$ million)

Class of building	(\$ million)						
	1991-92	July-November 1992-93		1993-94	1994		
		1992-93	1992-93		September	October	November
PRIVATE SECTOR							
New houses	1,933.9	2,262.5	975.0	1,010.9	204.4	198.7	208.0
New other residential buildings	129.3	145.7	54.6	104.5	27.1	22.2	18.5
Total new residential building	2,063.2	2,408.2	1,029.6	1,115.4	231.6	220.9	226.5
Alterations and additions to residential buildings	513.4	532.5	230.7	247.0	46.4	53.5	55.7
Hotels, etc.	53.1	42.7	11.6	9.2	1.2	0.9	3.5
Shops	139.4	146.7	69.5	238.7	16.7	97.4	18.2
Factories	227.4	269.9	177.7	64.1	13.0	14.6	14.5
Offices	404.4	210.7	73.0	33.1	5.7	6.0	7.6
Other business premises	118.2	155.3	52.8	50.9	12.1	7.4	12.4
Educational	52.9	58.5	27.5	51.5	22.2	3.9	15.4
Religious	14.8	16.1	6.1	7.9	1.2	1.6	0.4
Health	39.5	80.3	23.1	45.7	25.6	1.1	15.2
Entertainment and recreational	35.5	36.5	14.8	13.0	3.5	3.1	3.0
Miscellaneous	29.6	49.7	13.4	58.2	4.1	0.5	6.6
Total non-residential building	1,114.9	1,066.2	469.7	572.3	105.2	136.4	96.8
Total	3,491.5	4,006.9	1,730.0	1,934.7	383.2	410.8	379.8
PUBLIC SECTOR							
New houses	42.0	71.4	18.0	34.2	11.4	5.8	8.3
New other residential buildings	65.7	14.6	11.6	5.3	—	0.7	—
Total new residential building	107.8	86.0	29.5	39.5	11.4	6.4	8.3
Alterations and additions to residential buildings	0.7	0.5	0.3	0.3	0.2	—	—
Hotels, etc.	4.9	4.3	2.2	1.2	0.1	—	0.5
Shops	3.7	8.4	6.0	1.2	0.1	0.2	0.4
Factories	31.4	2.2	0.8	7.0	0.1	3.9	2.9
Offices	67.7	48.8	9.8	19.6	5.1	5.9	3.3
Other business premises	57.4	13.8	9.8	5.5	1.2	0.2	0.5
Educational	83.2	97.0	40.8	64.8	3.7	1.6	20.3
Religious	—	—	—	—	—	—	—
Health	44.6	40.9	6.8	132.4	—	—	45.9
Entertainment and recreational	28.4	61.8	23.9	41.1	11.2	6.0	3.8
Miscellaneous	37.5	62.7	15.8	4.4	1.0	1.5	0.4
Total non-residential building	358.8	340.0	115.9	277.2	22.4	19.4	78.0
Total	467.3	426.5	145.7	317.0	34.0	25.8	86.3
TOTAL							
New houses	1,975.9	2,333.8	992.9	1,045.1	215.8	204.4	216.3
New other residential buildings	195.0	160.3	66.2	109.8	27.1	22.9	18.5
Total new residential building	2,170.9	2,494.1	1,059.1	1,155.0	242.9	227.3	234.8
Alterations and additions to residential buildings	514.1	533.0	231.0	247.3	46.7	53.5	55.7
Hotels, etc.	58.0	47.0	13.8	10.4	1.3	0.9	4.0
Shops	143.1	155.1	75.5	239.9	16.8	97.6	18.6
Factories	258.8	272.1	178.5	71.1	13.1	18.5	17.5
Offices	472.2	259.5	82.9	52.7	10.8	11.9	10.9
Other business premises	175.6	169.1	62.6	56.4	13.3	7.6	12.9
Educational	136.1	155.5	68.3	116.3	25.9	5.5	35.7
Religious	14.8	16.1	6.1	7.9	1.2	1.6	0.4
Health	84.1	121.2	30.0	178.1	25.6	1.1	61.1
Entertainment and recreational	63.9	98.3	38.7	54.1	14.6	9.2	6.8
Miscellaneous	67.2	112.4	29.2	62.6	5.1	2.0	7.0
Total non-residential building	1,473.7	1,406.3	585.6	849.5	127.7	155.8	174.8
Total	4,158.8	4,433.4	1,875.7	2,251.8	417.3	436.6	465.3

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$3m		\$3m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1993 September	10	1.1	1	0.2	—	—	—	—	—	—	11	1.3
October	6	0.5	2	0.4	—	—	—	—	—	—	8	0.9
November	5	0.6	3	0.8	4	2.6	—	—	—	—	12	4.0
SHOPS												
1993 September	48	4.0	13	3.8	2	1.0	2	8.0	—	—	65	16.8
October	63	5.6	11	2.6	3	2.1	—	—	1	87.4	78	97.6
November	51	4.5	9	2.7	4	2.9	4	8.5	—	—	68	18.6
FACTORIES												
1993 September	22	2.3	8	2.3	1	0.7	3	7.8	—	—	34	13.1
October	26	2.6	12	3.3	5	3.2	1	3.4	1	6.0	45	18.5
November	25	2.7	8	2.4	3	1.6	2	4.8	1	6.0	39	17.5
OFFICES												
1993 September	31	3.2	5	1.5	3	1.6	2	4.5	—	—	41	10.8
October	31	3.3	13	4.3	2	1.3	1	3.0	—	—	47	11.9
November	25	2.3	10	2.9	4	2.9	2	2.7	—	—	41	10.9
OTHER BUSINESS PREMISES												
1993 September	20	2.1	7	2.1	4	3.1	2	6.1	—	—	33	13.3
October	23	2.0	6	1.8	4	2.6	1	1.2	—	—	34	7.6
November	23	2.5	11	3.0	4	2.9	3	4.5	—	—	41	12.9
EDUCATIONAL												
1993 September	7	0.6	11	3.4	4	2.7	3	5.7	1	13.5	26	25.9
October	6	0.5	2	0.5	1	0.9	3	3.5	—	—	12	5.5
November	12	1.3	6	1.7	2	1.5	4	5.6	3	25.6	27	35.7
RELIGIOUS												
1993 September	7	0.5	2	0.7	—	—	—	—	—	—	9	1.2
October	1	0.2	4	1.4	—	—	—	—	—	—	5	1.6
November	5	0.4	—	—	—	—	—	—	—	—	5	0.4
HEALTH												
1993 September	5	0.6	4	1.3	4	2.7	5	8.8	1	12.2	19	25.6
October	3	0.2	3	0.9	—	—	—	—	—	—	6	1.1
November	6	0.7	3	1.0	1	0.9	—	—	3	58.5	13	61.1
ENTERTAINMENT AND RECREATIONAL												
1993 September	11	1.1	6	1.8	—	—	1	1.1	1	10.7	19	14.6
October	12	1.3	6	1.6	—	—	3	6.3	—	—	21	9.2
November	13	1.1	6	1.6	1	0.9	1	3.2	—	—	21	6.8
MISCELLANEOUS												
1993 September	6	0.5	4	1.5	2	1.4	1	1.6	—	—	13	5.1
October	11	0.8	—	—	2	1.2	—	—	—	—	13	2.0
November	6	0.7	4	1.5	2	1.5	1	3.3	—	—	13	7.0
TOTAL NON-RESIDENTIAL BUILDING												
1993 September	167	15.9	61	18.6	20	13.2	19	43.4	3	36.4	270	127.7
October	182	17.0	59	16.8	17	11.2	9	17.4	2	93.4	269	155.8
November	171	16.7	60	17.7	25	17.8	17	32.5	7	90.1	280	174.8

TABLE 7. NUMBER AND VALUE OF DWELLING UNITS APPROVED
BY MATERIAL OF OUTER WALLS, NOVEMBER 1993

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
MELBOURNE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	16	1,590	—	—	16	1,590
Brick-veneer	920	81,886	7	637	927	82,523
Timber	27	2,060	1	50	28	2,110
Fibre cement	—	—	—	—	—	—
Steel, aluminium or other materials	2	108	—	—	2	108
Not stated	547	53,661	76	4,952	623	58,612
Total houses	1,512	139,305	84	5,639	1,596	144,944
Other residential buildings	243	17,847	—	—	243	17,847
Total residential buildings	1,755	157,151	84	5,639	1,839	162,790
REST OF VICTORIA						
Houses —						
Brick, stone or concrete	24	1,398	—	—	24	1,398
Brick-veneer	450	39,300	14	700	464	40,000
Timber	66	4,543	—	—	66	4,543
Fibre cement	35	1,711	—	—	35	1,711
Steel, aluminium or other materials	52	3,645	—	—	52	3,645
Not stated	215	18,096	39	1,958	254	20,054
Total houses	842	68,694	53	2,658	895	71,352
Other residential buildings	11	653	—	—	11	653
Total residential buildings	853	69,348	53	2,658	906	72,006
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	40	2,988	—	—	40	2,988
Brick-veneer	1,370	121,186	21	1,337	1,391	122,523
Timber	93	6,603	1	50	94	6,653
Fibre cement	35	1,711	—	—	35	1,711
Steel, aluminium or other materials	54	3,753	—	—	54	3,753
Not stated	762	71,757	115	6,910	877	78,667
Total houses	2,354	207,999	137	8,297	2,491	216,296
Other residential buildings	254	18,500	—	—	254	18,500
Total residential buildings	2,608	226,499	137	8,297	2,745	234,796

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, NOVEMBER 1993

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION										
Altona (C)	20	—	1,278	—	—	—	173	1,002	1,002	2,453
Berwick (C)	149	—	13,821	—	—	—	533	1,450	1,450	15,804
Box Hill (C)	21	—	1,766	—	—	—	1,036	411	411	3,213
Brighton (C)	6	—	1,165	—	—	—	1,224	450	450	2,838
Broadmeadows (C)	45	—	3,796	—	—	—	629	5,615	7,195	11,621
Brunswick (C)	3	—	308	—	—	—	589	—	68	965
Bulls (S)	129	—	11,320	—	—	—	377	—	520	12,217
Camberwell (C)	24	—	3,309	—	—	—	2,433	1,224	1,224	6,966
Caulfield (C)	15	—	1,974	11	—	725	864	200	200	3,763
Chelsea (C)	7	—	654	2	—	117	503	85	85	1,359
Coburg (C)	8	—	635	—	—	—	461	170	170	1,267
Collingwood (C)	—	—	—	—	—	—	134	200	200	334
Cranbourne (S)	116	—	8,448	—	—	—	816	2,350	2,350	11,614
Croydon (C)	23	—	2,008	—	—	—	536	310	310	2,855
Dandenong (C)	2	—	180	—	—	—	136	1,190	1,190	1,505
Diamond Valley (S)	32	—	3,456	6	—	480	876	350	350	5,161
Dorcas and Templestowe (C)	34	—	5,036	2	—	220	1,292	1,100	1,100	7,648
Filtham (S)	23	—	2,503	7	—	280	670	—	—	3,454
Essendon (C)	8	—	657	4	—	195	753	1,078	1,078	2,683
Fitzroy (C)	—	36	3,077	92	—	7,000	232	363	363	10,671
Flinders (S)	71	—	5,618	—	—	—	882	170	235	6,735
Footscray (C)	3	—	165	—	—	—	404	3,055	3,055	3,624
Frankston (C)	11	—	990	—	—	—	933	2,991	3,066	4,989
Hastings (S)	22	7	2,462	—	—	—	485	159	159	3,105
Hawthorn (C)	3	—	566	23	—	1,500	734	115	115	2,915
Healesville (S)	5	—	521	—	—	—	459	100	100	1,080
Heidelberg (C)	8	17	1,643	—	—	—	1,066	1,350	1,559	4,268
Keilor (C)	90	—	8,120	—	—	—	653	1,444	1,544	10,317
Kew (C)	5	—	750	6	—	500	867	8,833	8,893	11,010
Knox (C)	94	—	9,448	—	—	—	1,083	604	972	11,503
Lilydale (S)	33	—	3,233	4	—	296	882	4,420	4,420	8,832
Malvern (C)	4	—	666	—	—	—	1,192	—	6,721	8,579
Melbourne (C)	—	—	—	15	—	1,206	6,037	3,178	51,105	58,348
Melton (S)	43	—	4,601	—	—	—	134	400	400	5,136
Moorabbin (C)	44	12	3,079	—	—	—	1,431	980	980	5,490
Mordialloc (C)	6	—	569	—	—	—	495	430	430	1,494
Mornington (S)	15	—	1,295	—	—	—	438	80	80	1,814
Northcote (C)	6	—	450	5	—	355	659	220	220	1,684
Nunawading (C)	32	—	2,876	41	—	3,280	1,031	760	829	8,016
Oakleigh (C)	11	2	850	3	—	210	326	2,215	2,215	3,600
Pakenham (S)	33	—	2,263	—	—	—	717	298	298	3,278
Port Melbourne (C)	1	—	80	—	—	—	145	500	500	725
Prahran (C)	2	—	295	—	—	—	1,046	310	310	1,651
Preston (C)	4	—	264	2	—	120	290	2,480	2,480	3,154
Richmond (C)	1	—	150	2	—	115	652	230	230	1,147
Ringwood (C)	22	—	1,570	—	—	—	612	857	557	3,039
St Kilda (C)	1	—	150	—	—	—	938	405	405	1,493
Sandringham (C)	7	—	946	—	—	—	1,238	240	315	2,499
Sherbrooke (S)	7	—	461	—	—	—	520	213	213	1,194
South Melbourne (C)	2	8	696	—	—	—	692	633	11,151	12,539
Springvale (C)	52	—	5,153	4	—	180	523	2,011	2,911	8,767
Sunshine (C)	15	—	1,779	5	—	300	372	539	539	2,989
Upper Yarra (S) Pt A	2	—	144	—	—	—	369	—	—	513
Waverley (C)	20	—	2,405	9	—	768	1,458	2,338	2,338	6,969
Werribee (C)	74	1	6,429	—	—	—	548	433	543	7,520
Whittlesea (C)	83	1	7,140	—	—	—	860	1,980	5,180	13,181
Williamstown (C)	15	—	1,726	—	—	—	458	789	1,381	3,565
Melbourne (SD)	1,512	84	144,944	243	—	17,847	45,894	63,306	136,464	345,148

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, NOVEMBER 1993—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
BARWON STATISTICAL DIVISION										
Bannockburn (S) Pt A & B	7	—	684	—	—	—	152	—	—	836
Barrabool (S) Pt A & B	21	—	2,105	2	—	185	10	—	—	2,310
Bellarine (Rural City) Pt A & B	45	—	3,828	—	—	—	451	100	100	4,379
Colac (C)	—	—	—	—	—	—	101	—	—	101
Colac (S)	1	—	92	—	—	—	66	—	—	157
Corio (S) Pt A & B	27	—	2,236	—	—	—	120	130	230	2,587
Geelong (C)	—	—	—	—	—	—	91	414	1,346	1,437
Geelong West (C)	1	—	75	—	—	—	130	—	—	205
Leigh (S)	3	—	334	—	—	—	85	—	—	419
Newtown (C)	—	—	—	—	—	—	283	80	80	363
Otway (S)	6	—	651	—	—	—	30	650	650	1,331
Queenscliffe (B)	3	—	260	—	—	—	137	245	245	642
South Barwon (C) Pt A & B	34	—	3,335	—	—	—	145	—	700	4,180
Winchelsea (S)	4	—	335	—	—	—	57	—	—	392
Barwon (SD)	152	—	13,935	2	—	185	1,857	1,669	3,351	19,228
WESTERN DISTRICT STATISTICAL DIVISION										
Belfast (S)	—	—	—	—	—	—	127	150	150	277
Camperdown (T)	2	—	177	—	—	—	34	—	—	211
Dundas (S)	1	—	85	—	—	—	24	—	—	109
Glenelg (S)	—	—	—	—	—	—	—	—	—	—
Hamilton (C)	2	3	435	—	—	—	30	—	—	465
Hampden (S)	—	—	—	—	—	—	80	—	—	80
Heytesbury (S)	—	—	—	—	—	—	35	—	—	35
Heywood (S)	—	—	—	—	—	—	90	—	—	90
Minhamite (S)	—	—	—	—	—	—	—	58	58	58
Montlake (S)	—	—	—	—	—	—	141	—	—	141
Mount Rouse (S)	—	—	—	—	—	—	—	—	—	—
Port Fairy (B)	3	—	164	2	—	115	48	—	85	412
Portland (C)	4	—	293	—	—	—	50	—	—	343
Warrnambool (S)	1	—	33	—	—	—	38	—	—	71
Warrnambool (C)	22	—	1,497	—	—	—	383	7,354	7,354	9,234
Warrnambool (S)	7	—	616	—	—	—	169	—	—	785
Lady Julia Percy & Towerhill	—	—	—	—	—	—	—	—	—	—
Western District (SD)	42	3	3,299	2	—	115	1,250	7,562	7,647	12,311
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (C)	6	—	461	—	—	—	50	—	—	511
Ararat (S)	2	—	148	—	—	—	—	—	—	148
Avoca (S)	2	—	85	—	—	—	—	—	—	85
Beechus Marsh (S)	18	—	1,933	—	—	—	59	—	—	1,993
Ballaarat (C)	12	7	1,079	—	—	—	273	662	662	2,014
Ballan (S)	6	—	602	—	—	—	10	—	—	612
Ballaarat (S) Pt A & B	16	23	2,469	—	—	—	52	—	—	2,521
Bungaree (S) Pt A & B	3	—	270	—	—	—	—	—	—	270
Buninyong (S) Pt A & B	6	—	660	—	—	—	195	—	—	855
Crawwick (S)	1	—	80	—	—	—	44	—	—	124
Daylesford and Glenlyon (S)	8	—	579	—	—	—	80	—	—	659
Grenville (S) Pt A & B	8	—	583	—	—	—	12	—	—	595
Lexon (S)	2	—	113	—	—	—	85	—	—	198
Ripon (S)	1	—	70	—	—	—	27	—	—	97
Sebastopol (B)	3	—	184	—	—	—	20	—	—	204
Talbot and Clunes (S)	1	—	30	—	—	—	30	—	—	60
Central Highlands (SD)	95	30	9,345	—	—	—	937	662	662	10,944

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, NOVEMBER 1993—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WIMMERA STATISTICAL DIVISION										
Armagh (S)	—	—	—	—	—	—	29	—	—	29
Dimboola (S)	—	—	—	—	—	—	28	—	—	28
Donald (S)	—	—	—	—	—	—	—	—	—	—
Dunmunkle (S)	—	—	—	—	—	—	—	—	—	—
Hortham (C)	17	—	1,423	—	—	—	53	250	250	1,726
Kaniva (S)	—	—	—	—	—	—	—	—	—	—
Kara Kara (S)	2	—	130	—	—	—	—	—	—	130
Kowree (S)	—	—	—	—	—	—	39	—	—	39
Lowan (S)	1	—	75	—	—	—	105	—	—	180
St Arnaud (T)	—	—	—	—	—	—	18	—	—	18
Stawell (C)	1	—	79	—	—	—	56	—	—	135
Stawell (S)	1	—	68	—	—	—	18	250	250	336
Warracknabeal (S)	—	—	—	—	—	—	16	—	—	16
Wimmera (S)	2	—	233	—	—	—	—	—	—	233
Wimmera (SD)	24	—	2,008	—	—	—	361	500	500	2,869
MALLEE STATISTICAL DIVISION										
Birchip (C)	—	—	—	—	—	—	—	—	—	—
Karkaroc (S)	—	—	—	—	—	—	—	—	—	—
Kerang (D)	1	—	80	—	—	—	50	—	—	130
Kerang (S)	18	—	974	—	—	—	12	350	350	1,356
Mildura (C)	20	—	1,548	—	—	—	90	—	—	1,639
Mildura (S) Pt A & B	3	—	376	2	—	80	28	—	—	484
Swan Hill (C)	3	—	314	—	—	—	70	—	—	384
Swan Hill (S)	2	—	170	—	—	—	—	220	220	390
Walpeup (S)	—	—	—	—	—	—	—	—	—	—
Wycheproof (S)	—	—	—	—	—	—	—	—	—	—
Mallee (SD)	47	—	3,462	2	—	80	270	570	570	4,382
LODDON-CAMPASPE STATISTICAL DIVISION										
Bendigo (C)	9	—	620	—	—	—	339	932	932	1,891
Bc. Pt. (S)	2	—	101	—	—	—	—	—	—	101
Castlemaine (C)	6	—	354	—	—	—	13	—	—	368
Charlton (S)	—	—	—	—	—	—	—	—	—	—
Cohuna (S)	1	—	85	—	—	—	23	—	—	108
Eaglehawk (B)	6	—	435	—	—	—	—	—	—	435
East Loddon (S)	—	—	—	—	—	—	—	—	—	—
Echuca (C)	15	6	1,546	—	—	—	27	200	391	1,964
Geelong (S)	6	—	568	—	—	—	351	55	55	974
Gordon (S)	1	—	73	—	—	—	18	—	—	91
Huntly (S) Pt A & B	2	—	110	—	—	—	59	180	180	349
Korong (S)	1	—	60	—	—	—	—	—	—	60
Kyneton (S)	4	—	336	—	—	—	50	897	897	1,283
Melvor (S)	4	—	291	—	—	—	—	—	—	291
Mildon (S)	1	—	50	—	—	—	22	—	—	72
Marong (Rural City) Pt A & B	10	—	886	—	—	—	100	—	—	986
Maryborough (C)	3	—	201	—	—	—	12	—	80	293
Meicalfe (S)	1	—	73	—	—	—	98	80	80	251
Newham and Woodend (S)	3	—	185	—	—	—	270	—	—	455
Newstead (S)	5	—	375	—	—	—	—	60	60	435
Pyalong (S)	2	—	79	—	—	—	—	—	—	79
Rochester (S)	4	—	299	—	—	—	96	—	—	394
Romsey (S)	8	—	845	—	—	—	198	—	—	1,042
Strathfieldsaye (S) Pt A & B	23	—	2,200	—	—	—	100	70	70	2,369
Tullaroop (S)	2	—	164	—	—	—	59	—	—	223
Loddon-Campaspe (SD)	119	6	9,935	—	—	—	1,833	2,474	2,745	14,513

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, NOVEMBER 1993—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non residential building (a)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GOULBURN STATISTICAL DIVISION										
Alexandra (S)	3	—	196	—	—	—	49	—	245	
Benalla (C)	11	—	757	—	—	—	64	—	821	
Benalla (S)	2	—	123	—	—	—	15	2,718	2,856	
Broadford (S)	5	—	355	—	—	—	44	—	399	
Cobram (S)	8	—	649	—	—	—	—	—	649	
Deakin (S)	3	—	275	—	—	—	41	—	316	
Euroa (S)	2	—	87	—	—	—	—	—	87	
Goulburn (S)	—	—	—	—	—	—	—	100	100	
Kilmore (S)	1	—	68	—	—	—	84	955	1,023	
Kyabram (T)	5	—	417	—	—	—	—	—	417	
Mansfield (S)	13	—	852	—	—	—	50	1,200	2,102	
Nathair (S)	2	—	146	—	—	—	20	—	166	
Numurkah (S)	4	—	256	—	—	—	16	60	332	
Rodney (S) Pt A & B	19	—	1,352	—	—	—	321	6,250	7,923	
Seymour (RC)	11	—	948	—	—	—	101	—	1,049	
Shepparton (C)	8	—	600	5	—	273	253	190	1,316	
Shepparton (S) Pt A & B	8	—	946	—	—	—	40	730	1,787	
Tungamah (S)	1	—	52	—	—	—	14	—	66	
Violet Town (S)	1	—	50	—	—	—	—	—	50	
Warrunga (S)	10	—	638	—	—	—	28	—	666	
Yea (S)	2	—	290	—	—	—	—	—	290	
Goulburn (SD)	119	—	9,057	5	—	273	1,141	9,485	12,274	
OVENS-MURRAY STATISTICAL DIVISION										
Beechworth (S)	—	—	—	—	—	—	90	—	90	
Bright (S)	5	—	342	—	—	—	32	965	1,339	
Chilme (S)	1	—	77	—	—	—	14	—	91	
Myrtleford (S)	2	—	127	—	—	—	20	—	147	
Oxley (S)	5	—	451	—	—	—	27	—	478	
Ruherglen (S)	8	—	604	—	—	—	—	125	729	
Tallangatta (S) Pt A & B	2	—	347	—	—	—	—	—	347	
Upper Murray (S)	—	—	—	—	—	—	—	—	—	
Wangaratta (C)	2	—	152	—	—	—	158	5,832	6,142	
Wangaratta (S)	2	—	301	—	—	—	—	—	301	
Wodonga (Rural City)	30	14	3,305	—	—	—	58	—	3,363	
Yackandandah (S)	7	—	1,070	—	—	—	—	—	1,070	
Yarrawonga (S)	4	—	357	—	—	—	29	55	441	
Ovens-Murray (SD)	68	14	7,132	—	—	—	428	6,977	14,537	
EAST GIPPSLAND STATISTICAL DIVISION										
Avon (S)	—	—	—	—	—	—	—	—	—	
Bairnsdale (C)	12	—	911	—	—	—	40	—	951	
Bairnsdale (S) Pt A & B	23	—	1,813	—	—	—	93	125	2,030	
Maffra (S)	11	—	811	—	—	—	141	—	952	
Ormeo (S)	1	—	185	—	—	—	10	146	341	
Orbost (S)	3	—	148	—	—	—	104	65	317	
Sale (C)	4	—	274	—	—	—	37	159	470	
Tambo (S) Pt A & B	14	—	1,158	—	—	—	32	1,426	2,616	
East Gippsland (SD)	68	—	5,300	—	—	—	457	1,921	7,678	

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, NOVEMBER 1993—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non residential building (a)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GIPPSLAND STATISTICAL DIVISION										
Alberton (S)	—	—	—	—	—	—	55	—	55	
Bass (S)	5	—	361	—	—	—	88	—	449	
Buln Buln (S)	6	—	394	—	—	—	115	—	509	
Korumburra (S)	1	—	40	—	—	—	25	60	125	
Mirboo (S)	2	—	164	—	—	—	28	—	193	
Moe (C)	7	—	475	—	—	—	56	200	731	
Morwell (C) Pt A & B	3	—	254	—	—	—	272	200	726	
Narracan (S) Pt A & B	2	—	172	—	—	—	79	—	251	
Phillip Island (S)	17	—	1,394	—	—	—	51	180	1,625	
Rosedale (S)	11	—	636	—	—	—	12	—	648	
South Gippsland (S)	5	—	392	—	—	—	63	—	455	
Traralgon (C)	11	—	983	—	—	—	113	978	2,073	
Traralgon (S) Pt A & B	2	—	204	—	—	—	19	—	223	
Upper Yarra (S) Pt B	1	—	104	—	—	—	—	—	104	
Warragul (RC)	8	—	499	—	—	—	135	—	634	
Wonthaggi (B)	5	—	278	—	—	—	35	—	313	
Woorayl (S)	21	—	1,528	—	—	—	132	85	1,746	
Bass Strait Islands	—	—	—	—	—	—	—	—	—	
French Island	—	—	—	—	—	—	—	—	—	
Yallourn Works Area	—	—	—	—	—	—	—	—	—	
Gippsland (SD)	108	—	7,880	—	—	—	1,277	1,703	10,859	
VICTORIA										
Victoria	2,354	137	216,296	254	—	18,500	55,705	96,828	174,813	
									465,313	

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

VALUE OF ALL BUILDING APPROVED, VICTORIA

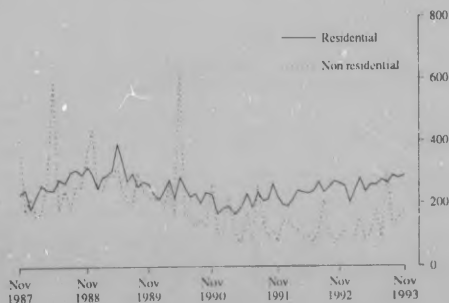


TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS, NOVEMBER 1993

Statistical local area	New residential buildings						Non-residential building			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)	Total buildings (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GEELONG STATISTICAL SUBDIVISION										
Barrackburn (S) Pt A	—	—	—	—	—	—	—	—	—	362
Barrabool (S) Pt A	3	—	362	—	—	—	—	—	—	1,839
Hellarine (Rural City) Pt A	19	—	1,550	—	—	—	189	100	100	2,407
Corio (S) Pt A	26	—	2,071	—	—	—	105	180	230	1,437
Oceolung (C)	—	—	—	—	—	—	91	414	1,346	205
Geelong West (C)	1	—	75	—	—	—	130	—	—	283
Newtown (C)	—	—	—	—	—	—	283	80	80	129
South Barwon (C) Pt A	25	—	2,437	—	—	—	129	—	700	3,266
Geelong (SSD)	74	—	6,496	—	—	—	927	774	2,454	9,879
BALLARAT STATISTICAL SUBDIVISION										
Ballaarat (C)	12	7	1,079	—	—	—	273	662	662	2,014
Ballaarat (S) Pt A	16	23	2,469	—	—	—	22	—	—	2,491
Bingarra (S) Pt A	3	—	270	—	—	—	—	—	—	270
Bunyong (S) Pt A	6	—	660	—	—	—	142	—	—	801
Cr. mville (S) Pt A	8	—	583	—	—	—	12	—	—	595
Sebastopol (B)	3	—	184	—	—	—	20	—	—	204
Ballaarat (SSD)	48	30	5,244	—	—	—	469	662	662	6,375
BENDIGO STATISTICAL SUBDIVISION										
Bendigo (C)	9	—	620	—	—	—	339	932	932	1,891
Eaglehawk (B)	6	—	435	—	—	—	—	—	—	435
Huntly (S) Pt A	2	—	110	—	—	—	59	180	180	349
Marong (Rural City) Pt A	9	—	745	—	—	—	58	—	—	803
Strathfieldsaye (S) Pt A	13	—	1,232	—	—	—	100	70	70	1,401
Bendigo (SSD)	39	—	3,142	—	—	—	556	1,182	1,182	4,879
SHEPPARTON-MOOROOPNA STATISTICAL SUBDIVISION										
Rodney (S) Pt A	17	—	1,131	—	—	—	287	6,000	6,000	7,418
Shepparton (C)	8	—	600	5	—	273	253	190	190	1,316
Shepparton (S) Pt A	7	—	821	—	—	—	—	730	801	1,622
Shepparton-Mooroopna (SSD)	32	—	2,552	5	—	273	540	6,920	6,991	10,355
WODONGA STATISTICAL SUBDIVISION										
Beechworth (S)	—	—	—	—	—	—	90	—	—	90
Chiltern (S)	1	—	77	—	—	—	14	—	—	91
Tallangatta (S) Pt A	1	—	274	—	—	—	—	—	—	274
Wodonga (Rural City)	30	14	3,305	—	—	—	58	—	—	3,363
Yackandandah (S)	7	—	1,070	—	—	—	—	—	—	1,070
Wodonga (SSD)	39	14	4,726	—	—	—	162	—	—	4,888
LATROBE VALLEY STATISTICAL SUBDIVISION										
Moe (C)	7	—	475	—	—	—	56	200	200	731
Morewell (C) Pt A	—	—	—	—	—	—	110	200	200	310
Naracan (S) Pt A	—	—	—	—	—	—	23	—	—	23
Traralgon (C)	11	—	983	—	—	—	113	978	978	2,073
Traralgon (S) Pt A	2	—	204	—	—	—	19	—	—	223
Yellourn Works Area	—	—	—	—	—	—	—	—	—	—
Latrobe Valley (SSD)	20	—	1,662	—	—	—	319	1,378	1,378	3,359
MILDURA STATISTICAL SUBDIVISION										
Mildura (C)	18	—	974	—	—	—	32	350	350	1,356
Mildura (S) Pt A	17	—	1,378	—	—	—	75	—	—	1,453
Mildura (SSD)	35	—	2,352	—	—	—	107	350	350	2,809

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

Period	(\$'000)										Total
	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Entertain- ment and recrea- tional	Miscel- laneous	
MELBOURNE STATISTICAL DIVISION											
1990-91	38,852	206,267	310,381	305,842	164,882	138,130	14,392	33,937	152,136	58,875	1,423,696
1991-92	45,513	121,806	212,864	457,680	149,455	102,085	10,903	50,882	44,172	47,042	1,242,400
1992-93	32,139	130,559	189,191	238,190	139,481	131,063	12,591	104,291	65,528	95,208	1,138,216
1992 September	1,640	9,210	11,070	10,472	5,336	11,051	892	2,570	1,925	9,811	63,978
October	390	10,799	6,126	14,116	5,574	11,760	785	1,910	2,447	1,859	55,766
November	2,025	12,823	4,733	9,191	10,068	3,341	1,652	4,690	17,955	3,780	70,258
1993 September	209	13,246	10,260	9,657	6,846	23,913	1,057	23,453	12,434	3,008	104,085
October	345	94,475	16,437	7,157	6,774	2,962	1,588	625	9,074	1,610	141,048
November	935	15,306	7,363	10,079	10,269	32,333	273	46,935	6,139	6,830	136,464
BARWON STATISTICAL DIVISION											
1990-91	2,260	2,891	13,367	4,377	7,856	4,093	790	3,199	6,605	2,269	47,707
1991-92	1,239	3,700	23,258	2,153	8,470	5,757	713	5,362	5,100	1,367	57,120
1992-93	3,424	3,171	22,021	3,263	3,465	5,125	330	2,598	6,372	3,543	53,313
1992 September	435	655	14,730	340	600	120	180	—	150	366	17,576
October	—	237	150	390	650	1,778	—	—	180	396	3,781
November	—	—	—	—	—	—	—	—	—	—	—
1993 September	260	1,173	2,508	290	800	50	60	750	350	220	6,461
October	60	835	899	290	—	—	—	220	—	—	2,304
November	—	—	—	—	—	—	—	—	—	—	—
WESTERN DISTRICT STATISTICAL DIVISION											
1990-91	676	991	6,905	2,293	1,783	2,329	120	14,326	182	2,097	31,702
1991-92	214	1,820	4,458	454	460	3,187	1,053	3,706	575	1,068	16,995
1992-93	390	324	9,198	563	3,924	1,577	—	65	2,755	2,363	21,158
1992 September	140	—	2,300	50	219	1,224	—	—	—	—	3,933
October	100	—	150	153	—	—	—	—	55	—	458
November	—	—	—	—	—	—	—	—	—	—	—
1993 September	148	279	—	—	4,848	200	—	—	—	452	5,926
October	—	120	—	—	—	—	—	—	—	—	120
November	—	—	—	—	—	—	—	—	—	—	—
CENTRAL HIGHLANDS STATISTICAL DIVISION											
1990-91	1,606	5,715	3,575	5,164	3,701	6,010	504	1,277	2,707	3,340	33,599
1991-92	2,216	1,954	1,915	473	6,223	3,938	390	3,985	928	1,742	23,766
1992-93	277	2,317	1,646	3,219	1,964	2,431	130	3,904	4,872	244	21,005
1992 September	75	60	360	300	189	714	—	1,640	—	185	3,523
October	—	235	130	160	—	—	—	—	1,214	—	1,739
November	—	—	—	—	—	—	—	—	—	—	—
1993 September	—	60	—	—	—	—	—	550	218	—	828
October	140	66	370	—	—	1,333	—	—	—	130	2,039
November	—	—	—	—	—	—	—	—	—	—	—

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
OVENS MURRAY STATISTICAL DIVISION											
1990-91	3,069	325	7,053	570	1,540	805	230	3,556	1,135	1,993	20,276
1991-92	1,627	1,797	877	802	1,045	5,311	—	1,796	80	1,574	14,910
1992-93	1,817	1,931	745	1,063	703	1,340	440	1,014	1,436	889	11,378
1992 September	—	220	70	—	85	—	—	—	—	—	375
October	—	80	200	115	60	—	—	—	—	—	455
November	—	—	—	—	—	—	—	—	—	—	—
1993 September	—	450	—	300	132	—	—	—	—	—	882
October	—	685	—	630	—	—	—	—	—	—	1,315
November	—	—	—	—	—	—	—	—	—	—	—
EAST GIPPSLAND STATISTICAL DIVISION											
1990-91	490	3,929	755	524	1,390	2,526	130	1,393	511	986	12,635
1991-92	1,252	2,175	1,726	1,640	1,249	382	103	56	4,737	460	13,781
1992-93	310	1,689	1,021	1,224	250	85	440	680	1,630	380	7,709
1992 September	60	157	—	—	—	—	—	—	160	148	525
October	—	—	—	—	—	—	—	—	—	—	—
November	—	—	—	—	—	—	—	—	—	—	—
1993 September	380	100	—	—	—	—	—	531	150	—	1,161
October	—	—	—	—	—	—	—	—	—	60	60
November	—	—	—	—	—	—	—	—	—	—	—
GIPPSLAND STATISTICAL DIVISION											
1990-91	1,496	1,546	1,186	2,596	3,028	4,403	495	738	1,900	1,429	18,818
1991-92	692	2,743	7,101	1,502	1,129	6,634	877	4,886	3,622	2,380	31,565
1992-93	2,101	4,667	2,829	4,441	1,446	3,349	1,349	682	7,290	580	28,784
1992 September	—	98	—	—	140	102	—	—	—	300	640
October	—	180	50	350	352	—	250	—	464	—	1,646
November	—	—	—	—	—	—	—	—	—	—	—
1993 September	120	300	103	304	519	956	—	150	235	282	2,970
October	372	800	384	575	667	1,200	—	—	90	—	4,088
November	—	—	—	—	—	—	—	—	—	—	—
TOTAL VICTORIA											
1990-91	58,452	234,130	355,068	332,419	190,867	169,020	19,969	64,533	170,259	83,440	1,678,157
1991-92	57,964	143,123	258,794	472,155	175,616	136,092	14,815	84,086	63,886	67,184	1,473,715
1992-93	47,017	155,112	272,071	259,451	169,113	155,501	16,059	121,215	98,310	112,411	1,406,261
1992 September	2,600	10,720	29,567	12,173	6,987	13,400	1,072	5,633	2,585	11,420	96,159
October	670	12,773	7,806	16,237	7,313	14,668	1,035	2,298	4,662	2,585	70,048
November	4,805	13,968	11,018	9,547	15,444	4,774	2,042	5,934	20,245	5,206	92,983
1993 September	1,267	16,818	13,107	10,792	13,281	25,869	1,188	25,585	14,647	5,103	127,656
October	917	97,636	18,470	11,884	7,581	5,496	1,588	1,075	9,164	1,980	155,792
November	4,010	18,605	17,467	10,857	12,853	35,719	405	61,076	6,794	7,026	174,813

TABLE 11. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION
NOVEMBER 1993

NOVEMBER 1993

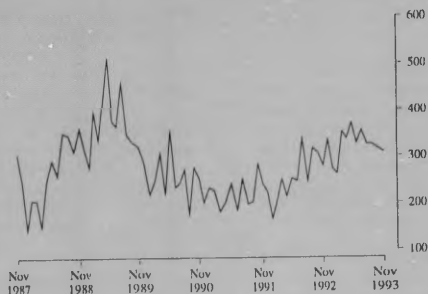
Other residential building										Total residential building	
Statistical division	Houses	Semi detached, row or terrace houses, townhouses, etc. of							Flats, units or apartments in a building of		
		1 storey	2 or more storeys	Total	1/2 storeys	3 storeys	4 or more storeys	Total	Total		
NUMBER OF DWELLING UNITS											
Melbourne	1,596	97	52	149	2	92	—	94	243	1,839	
Barwon	152	—	2	2	—	—	—	—	2	154	
Western District	45	—	2	2	—	—	—	—	2	47	
Central Highlands	125	—	—	—	—	—	—	—	—	125	
Wimmera	24	—	—	—	—	—	—	—	—	24	
Mallee	47	2	—	2	—	—	—	2	49	51	
Loddon-Campaspe	125	—	—	—	—	—	—	—	—	125	
Goulburn	119	5	—	5	—	—	—	5	124	129	
Ovens-Murray	82	—	—	—	—	—	—	—	—	82	
East Gippsland	68	—	—	—	—	—	—	—	—	68	
Gippsland	108	—	—	—	—	—	—	—	—	108	
Victoria	2,491	104	56	160	2	92	—	94	254	2,745	
VALUE (\$'000)											
Melbourne	144,944	6,878	3,789	10,667	180	7,000	—	7,180	17,847	162,790	
Barwon	13,935	—	185	185	—	—	—	—	185	14,120	
Western District	3,299	—	115	115	—	—	—	—	115	3,414	
Central Highlands	9,345	—	—	—	—	—	—	—	—	9,345	
Wimmera	2,008	—	—	—	—	—	—	—	—	2,008	
Mallee	3,462	80	—	80	—	—	—	80	3,542	3,622	
Loddon-Campaspe	9,935	—	—	—	—	—	—	—	—	9,935	
Goulburn	9,057	273	—	273	—	—	—	273	9,330	10,230	
Ovens-Murray	7,132	—	—	—	—	—	—	—	—	7,132	
East Gippsland	5,300	—	—	—	—	—	—	—	—	5,300	
Gippsland	7,880	—	—	—	—	—	—	—	—	7,880	
Victoria	216,296	7,231	4,089	11,320	180	7,000	—	7,180	18,500	234,796	

TABLE 12. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED BY
STATISTICAL DIVISIONS (SD) AND SELECTED SUBDIVISIONS (SSD)

Statistical division / subdivision	1991-92	1992-93	July - Nov. 1993-94	Nov. 1993
Melbourne (SD)	2,206	2,918	1,237	232
Geelong (SSD)	100	159	98	8
Barwon (SD)	142	202	134	18
Western District (SD)	62	51	20	3
Ballarat (SSD)	33	81	14	7
Central Highlands (SD)	47	96	19	9
Wimmera (SD)	14	27	6	—
Mildura (SSD)	n.a.	n.a.	24	3
Mallee (SD)	18	31	35	6
Bendigo (SSD)	40	114	52	9
Loddon-Campaspe (SD)	59	145	66	15
Shepparton-Mooroopna (SSD)	32	42	18	—
Goulburn (SD)	73	89	45	10
Wodonga (SSD)	52	76	26	3
Ovens-Murray (SD)	82	103	28	3
East Gippsland (SD)	24	34	11	2
Latrobe Valley (SSD)	11	34	17	3
Gippsland (SD)	30	59	34	11
East Central (SD)	4	—	n.a.	n.a.
Victoria	2,761	3,755	1,635	309

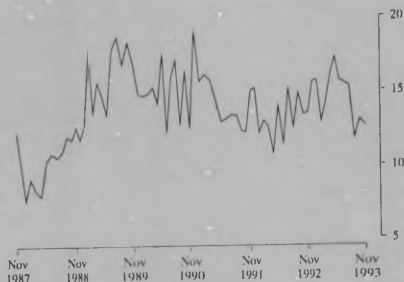
(a) Refer to paragraph 8 of the explanatory notes.

NUMBER OF NEW DUAL OCCUPANCY DWELLING UNITS APPROVED,
VICTORIA



Note: Refer to paragraph 8 of Explanatory Notes.

NEW DUAL OCCUPANCY DWELLING UNITS APPROVED, EXPRESSED
AS A PERCENTAGE OF TOTAL NEW DWELLING UNITS APPROVED,
MELBOURNE STATISTICAL DIVISION



Note: Refer to paragraph 8 of Explanatory Notes.

TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area	1991-92	1992-93	July Nov. 1993-94	Nov 1993
Altona (C)	52	84	33	10
Berwick (C)	82	99	29	7
Box Hill (C)	53	64	41	9
Brighton (C)	19	39	29	—
Broadmeadows (C)	88	82	40	10
Brunswick (C)	16	16	8	1
Bulla (S)	7	34	1	—
Camberwell (C)	53	128	46	3
Caulfield (C)	83	85	36	10
Chelsea (C)	31	26	21	6
Coburg (C)	7	14	7	—
Collingwood (C)	2	8	4	—
Cranbourne (S)	43	25	12	—
Croydon (C)	43	50	16	4
Dandenong (C)	25	44	12	1
Diamond Valley (S)	29	40	14	1
Doncaster and Templestowe (C)	85	109	60	13
Eltham (S)	38	70	26	2
Essendon (C)	41	66	11	3
Fitzroy (C)	—	5	—	—
Flinders (S)	—	2	4	—
Footscray (C)	24	12	8	2
Frankston (C)	35	66	25	2
Hastings (S)	8	19	4	1
Hawthorn (C)	10	11	7	1
Healesville (S)	1	2	—	—
Heidelberg (C)	47	67	25	2
Keilor (C)	99	104	61	16
Kew (C)	14	28	24	4
Knox (C)	32	50	22	4
Lillydale (S)	18	22	18	5
Malvern (C)	24	25	14	—
Melbourne (C)	—	10	3	—
Melton (S)	—	16	5	2
Moorabbin (C)	144	162	64	13
Mordialloc (C)	47	59	29	5
Mornington (S)	12	31	11	—
Northcote (C)	28	26	20	4
Nunawading (C)	136	146	48	13
Oakleigh (C)	47	55	34	12
Pakenham (S)	14	16	8	2
Port Melbourne (C)	—	6	4	—
Prahran (C)	10	28	3	—
Preston (C)	47	74	27	4
Richmond (C)	6	6	5	2
Ringwood (C)	53	81	24	11
St Kilda (C)	7	10	10	—
Sandringham (C)	42	54	33	3
Sherbrooke (S)	—	—	2	1
South Melbourne (C)	—	15	2	—
Springvale (C)	72	86	24	10
Sunshine (C)	85	105	21	—
Upper Yarra (S) Pt A	n.a.	n.a.	1	—
Waverley (C)	83	137	62	14
Wernheer (C)	79	113	39	7
Whittlesea (C)	147	172	89	10
Williamstown (C)	4	12	11	2
Melbourne Statistical Division	2,206	2,918	1,237	232
Rest of Victoria	555	837	398	77
Total Victoria	2,761	3,755	1,635	309

(a) Refer to paragraph 8 of the explanatory notes.

Introduction

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

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

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

Scope and coverage

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

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

4. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more);
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more (no change in cut-off limit for this category); and
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken interpreting data for specific classes of non-residential building.

Definitions

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

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

The value of units of this type is included in the appropriate category of non-residential building approved.

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

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

8. Commencing with the March 1989 issue details of *dual occupancy dwelling units* approved are included in Tables 12 and 13 of this publication. The dual occupancy concept applies in each case where two dwelling units occupy a single residential allotment and new dwelling units are created as follows:

- (a) when two new dwelling units are to be erected on one allotment both units are counted.
- (b) when one new dwelling unit is to be erected on an allotment already occupied by an existing dwelling unit, the new unit is counted.
- (c) when an existing dwelling unit is to be altered or added to, to create two dwelling units, one new unit is counted.
- (d) when a non-residential building is to be altered and/or added to, to create two dwelling units, both units are counted.

The number of dwelling units created by alterations and additions to existing buildings and through the construction of new non-residential buildings is not included in Tables 1 to 10, but is shown in the note following Table 1.

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

Building classification

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

11. *Functional classification of building - general.* A building is classified according to its intended major function. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to 'Offices', a detached cafeteria building to 'Shops', while factory buildings would be classified to 'Factories'. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'Educational'. Further details of the functional classification may be found in the explanatory notes of the ABS publication *Building Activity, Victoria* (8752.2).

12. *Functional classification of building - Dwelling Structure Classification (DSC).* From July 1992, an expanded functional classification of buildings based on the Dwelling Structure Classification (DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

- a) semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:
 - one storey.
 - two or more storeys.

- b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
 - one or two storeys;
 - three storeys;
 - four or more storeys.

More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification (DSC)* (1296.0).

General

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

Seasonal adjustment

14. Seasonally adjusted building statistics are shown in Table 3. In the seasonally adjusted series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. As happens with all seasonally adjusted series the seasonal factors are reviewed annually to take account of each additional year's data. The results of the latest review were used to compile the revised seasonally adjusted and trend estimates contained in this bulletin. Regular subscribers can obtain a complimentary copy of the full revised series on request.

15. 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.

16. Trend estimate dwelling approval statistics are shown in Table 3. The trend estimates (formerly referred to as smoothed seasonally adjusted series) have been derived by applying a 13-term Henderson-weighted moving average to the series.

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

Estimates at constant prices

18. The base year of constant price estimates of building approvals, contained in this issue has been changed from 1984-85 to 1989-90.

19. Periodic rebasing of constant price estimates is necessary to take account of changed price relationships and structural relationships in the economy. The choice of base year influences the movements in the constant price series, and the usefulness of such series is diminished if the relative price weights of the base year differ significantly from the price relationships in other periods included in this series. The more remote a base year is from the current period, the less likely that its relative prices will reflect the current situation.

20. A more detailed discussion of the need for rebasing constant price estimates and factors affecting the choice of base year, are contained in the information paper *Change in Base Year of Constant Price Estimates from 1984-85 to 1989-90* (5227.0).

21. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented for Victoria in Table 4. Monthly value data at constant prices are not available.

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

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

Australian Standard Geographical Classification

24. Issues of this publication from November 1986 to June 1991 inclusive contain geographical division and nomenclature based on the *Australian Standard Geographical Classification* (ASGC) edition 3. The 'Off shore areas and migratory' category has been excluded from all tables.

25. Following a review of statistical geographic boundaries undertaken by the ABS, the Shires of Cranbourne, Healesville and Pakenham, each

formerly split into two Statistical Local Areas (SLAs), one in the Melbourne Statistical Division and one in the East Central Statistical Division, have each been amalgamated to one SLA, these being located fully in the Melbourne Statistical Division.

26. From 1 July 1991, the date of effect of these changes emanating from the review for building approval statistics, the only Local Government Area which is split into 2 SLAs, and transverse statistical division boundaries, is the Shire of Upper Yarra which is partly in the Melbourne Statistical Division and partly in the Gippsland Statistical Division.

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

28. The next edition of the ASGC, incorporating the changes outlined in paragraphs 25 and 26 of the explanatory notes, will be issued shortly.

Unpublished data and related publications

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

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

Building Approvals, Australia (8731.0) (monthly) (\$13.30)

Building Approvals, Victoria - Small Area Summary (8733.2) (annual) (\$8.20)

Dwelling Unit Commencements Reported by Approving Authorities, Victoria (8741.2) (monthly) (\$10.70)

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) (quarterly) (\$10.70)

Building Activity, Australia (8752.0) (quarterly) (\$14.30)

Building Activity, Victoria (8752.2) (quarterly) (\$10.70)

Building, Victoria - (8710.2) (P.O.A.)

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

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- nil or rounded down to zero

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STUART JACKSON

Deputy Commonwealth Statistician

MELBOURNE
STATISTICAL DIVISION

Statistical Local Areas

As at September 1992

City (C) Shire (S)





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