



## DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, VICTORIA FEBRUARY 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

For the month of February 1987, the number of new dwelling unit commencements (2,887) was 29 per cent higher than January 1987 (2,231) but 12 per cent lower than February 1986 (3,292). Activity in the public sector continued to decline, with decreases of 19 per cent over January 1987 and 37 per cent over February 1986.

The number of new dwelling unit commencements for the 7 months ending February 1987 (22,030) was 12 per cent lower than for the corresponding period in 1985-86 (25,101).

The City of Knox accounted for 193 of the February 1987 commencements, Cranbourne Shire 145, Berwick City 120, Werribee Shire 103, and Keilor City 102. Collectively, these five approving authorities accounted for 23 per cent of February 1987 commencements.

Diagram 1

### NUMBER OF NEW DWELLING COMMENCEMENTS

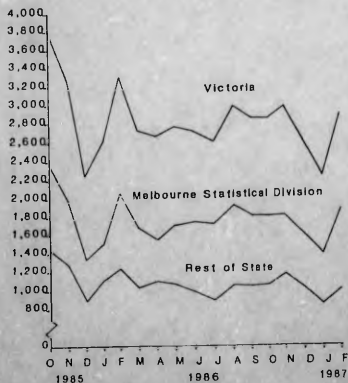


Diagram 2

### NEW DWELLING COMMENCEMENTS, VICTORIA, ANNUAL PERCENTAGE CHANGE

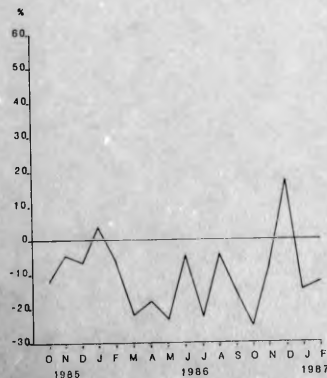


Diagram 2 shows the percentage change in the number of new dwelling commencements for each month from October 1985 to January 1987 compared with each corresponding month in the previous year(s).

## EXPLANATORY NOTES

**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)  
(\$1.20; \$2.10, incl. postage)
- Building Activity, Victoria* (8752.2) (quarterly)  
(\$1.20; \$2.10 incl. postage)
- 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**

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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									
1983-84	16,860	3,725	20,585	1,036	268	1,304	17,896	3,993	21,889
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
1985 -									
December	1,048	250	1,298	48	-	48	1,096	250	1,346
1986 -									
January	1,242	196	1,438	74	-	74	1,316	196	1,512
February	1,536	417	1,953	92	13	105	1,628	430	2,058
March	1,268	252	1,520	98	65	163	1,366	317	1,683
April	1,271	225	1,496	58	4	62	1,329	229	1,558
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
VICTORIA									
1983-84	26,968	5,274	32,242	1,936	555	2,491	28,904	5,829	34,733
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
1985 -									
December	1,780	370	2,150	91	-	91	1,871	370	2,241
1986 -									
January	2,122	316	2,438	177	-	177	2,299	316	2,615
February	2,502	524	3,026	240	26	266	2,742	550	3,292
March	2,060	403	2,463	188	71	259	2,248	474	2,722
April	2,196	349	2,545	97	23	120	2,293	372	2,665
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

(a) Number of dwelling units.

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Statistical local area	Houses						
	1983-84	1984-85	1985-86	1985-86		1986-87	
				January	February	January	February
	MELBOURNE						
Altona (C)	326	320	309	21	32	21	21
Berwick (C)	1,078	1,075	1,102	88	103	76	116
Box Hill (C)	38	65	42	1	7	14	11
Brighton (C)	50	58	58	6	7	7	2
Broadmeadows (C)	288	380	322	26	29	41	40
Brunswick (C)	30	42	36	3	3	2	-
Bulla (S)	744	745	766	52	64	29	62
Camberwell (C)	103	126	128	10	12	9	14
Caulfield (C)	109	138	86	7	4	7	6
Chelsea (C)	71	103	100	10	3	4	7
Coburg (C)	66	67	50	6	11	15	6
Collingwood (C)	25	14	12	4	4	-	-
Cranbourne (S) Pt A	1,005	1,067	1,070	61	100	127	138
Croydon (C)	438	401	465	39	41	22	35
Dandenong (C)	214	230	212	32	16	34	19
Diamond Valley (S)	456	392	568	40	52	27	53
Doncaster and Templestowe (C)	888	922	761	51	66	38	55
Eltham (S)	319	377	265	14	23	12	21
Essendon (C)	40	40	46	-	-	-	-
Fitzroy (C)	12	6	9	-	1	-	-
Flinders (S)	1,092	1,555	1,308	103	95	58	68
Footscray (C)	52	59	67	-	4	2	3
Frankston (C)	699	629	663	29	63	27	46
Hastings (S)	439	650	575	55	60	22	35
Hawthorn (C)	27	45	37	5	2	2	5
Healesville (S) Pt A	180	228	139	14	12	10	9
Heidelberg (C)	101	72	86	11	15	7	7
Keilor (C)	1,024	1,118	970	94	84	66	97
Kew (C)	30	31	33	2	6	2	6
Knox (C)	1,115	1,485	1,659	108	138	103	152
Lillydale (S)	829	746	686	40	55	39	62
Malvern (C)	43	42	30	-	3	4	9
Melbourne (C)	7	35	18	-	1	1	1
Melton (S)	667	801	505	34	48	27	33
Moorabbin (C)	182	290	234	12	18	10	22
Mordialloc (C)	46	40	47	3	3	2	2
Mornington (S)	547	472	368	25	26	30	31
Northcote (C)	54	42	44	3	14	2	3
Nunawading (C)	159	143	205	23	23	8	12
Oakleigh (C)	134	56	63	6	2	4	2
Pakenham (S) Pt A	193	143	141	19	10	6	9
Port Melbourne (C)	5	5	8	-	-	-	-
Prahran (C)	14	21	22	5	3	3	13
Preston (C)	123	128	120	4	9	3	2
Richmond (C)	23	12	16	-	1	2	2
Ringwood (C)	197	286	217	12	23	6	8
St Kilda (C)	10	7	6	-	1	-	-
Sandringham (C)	46	50	65	4	2	-	4

## LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING

Other residential buildings (a)						Total residential buildings							
			1985-86		1986-87					1985-86		1986-87	
1983-84	1984-85	1985-86	Jan.	Feb.	Jan.	Feb.	1983-84	1984-85	1985-86	Jan.	Feb.	Jan.	Feb.
7	8	22	4	2	-	-	333	328	331	25	34	21	21
68	155	53	-	-	2	4	1,146	1,230	1,155	88	103	78	120
125	140	114	3	20	29	9	163	205	156	4	27	43	20
129	18	26	2	-	2	-	179	76	84	8	7	9	2
51	168	163	11	37	5	9	339	548	485	37	66	46	49
37	77	17	-	-	-	5	67	119	53	3	3	2	5
38	19	35	-	9	2	2	782	764	801	52	73	31	64
68	52	37	3	-	4	7	171	178	165	13	12	13	21
43	126	180	15	11	17	12	152	264	266	22	15	24	18
144	101	16	-	-	-	2	215	204	116	10	3	4	9
19	35	52	6	3	4	-	85	102	102	12	14	19	6
2	3	2	-	2	-	-	27	17	14	4	6	-	-
88	57	56	2	9	-	3	1,093	1,124	1,126	63	109	127	141
178	254	51	-	17	-	11	616	655	516	39	58	22	46
81	109	125	19	22	-	5	295	339	337	51	38	34	24
67	101	63	2	12	-	-	523	493	631	42	64	27	53
158	225	268	5	19	22	6	1,046	1,147	1,029	56	85	60	61
115	53	34	-	-	14	5	434	430	299	14	23	26	26
33	142	52	11	10	4	3	73	182	98	11	11	13	11
9	65	29	5	-	-	4	21	71	38	5	1	-	4
150	127	34	6	14	-	-	1,242	1,682	1,342	109	109	58	68
41	17	20	-	-	3	15	93	76	87	-	4	5	18
260	271	224	27	53	-	8	959	900	887	56	116	27	54
39	60	51	6	-	-	11	478	710	626	61	60	22	46
17	35	17	3	-	-	4	44	80	54	8	2	2	9
6	3	7	-	-	-	-	186	231	146	14	12	10	9
124	113	104	11	-	7	10	225	185	190	22	15	14	17
15	67	82	5	26	-	5	1,039	1,185	1,052	99	110	66	102
55	76	49	-	2	5	2	85	106	82	2	8	7	8
195	250	239	-	5	-	41	1,310	1,736	1,898	108	143	103	193
34	88	34	-	8	4	7	863	834	720	40	63	43	69
45	69	17	-	8	3	7	88	111	47	-	11	7	16
74	65	57	3	7	6	-	81	100	75	3	8	7	1
101	61	36	-	8	-	-	768	862	541	34	56	27	33
32	93	116	8	7	3	21	214	383	350	20	25	13	43
34	30	17	-	-	-	-	80	70	64	3	3	2	2
117	102	56	-	6	1	-	664	574	424	25	32	31	31
55	58	68	3	-	-	3	109	100	112	6	14	2	6
176	141	71	5	7	8	4	335	284	276	28	30	16	16
136	148	128	-	61	3	6	270	204	191	6	63	7	8
21	-	15	-	-	4	-	214	143	156	19	10	10	9
-	17	118	-	-	-	2	5	22	126	-	-	-	2
70	173	23	2	4	4	5	84	194	45	7	7	4	5
68	119	110	-	-	-	1	191	247	230	4	9	3	14
7	17	34	-	3	2	-	30	29	50	-	4	4	2
112	84	84	10	5	28	3	309	370	301	22	28	34	11
18	9	70	-	-	-	-	28	16	76	-	1	-	-
39	17	12	-	-	-	-	85	67	77	4	2	-	4

## STATISTICAL DIVISION

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Statistical local area	Houses						
	1983-84	1984-85	1985-86	1985-86		1986-87	
				January	February	January	February
<b>MELBOURNE</b>							
Sherbrooke (S)	463	445	288	36	34	13	27
South Melbourne (C)	13	5	11	-	1	1	-
Springvale (C)	323	271	365	13	31	25	46
Sunshine (C)	358	321	180	11	20	12	43
Waverley (C)	465	371	319	20	32	9	31
Werribee (S)	930	1,183	1,234	77	100	91	89
Whittlesea (S)	960	1,106	1,026	74	101	63	70
Williamstown (C)	38	40	43	3	9	16	2
<b>Total Division</b>	<b>17,896</b>	<b>19,502</b>	<b>18,205</b>	<b>1,316</b>	<b>1,620</b>	<b>1,167</b>	<b>1,563</b>
<b>BARWON</b>							
Bannockburn (S) Pt A & B	39	52	55	1	8	2	8
Barrabool (S) Pt A & B	474	309	305	27	31	15	19
Bellarine (S) Pt A & B	534	697	751	57	72	63	57
Colac (C)	23	45	48	2	1	12	3
Colac (S)	38	59	50	6	9	2	4
Corio (S) Pt A & B	392	483	441	21	38	17	28
Geelong (C)	19	11	18	1	2	-	-
Geelong West (C)	22	6	16	2	-	-	1
Leigh (S)	28	54	42	3	2	2	12
Newtown (C)	25	31	12	-	3	-	1
Otway (S)	70	72	67	14	5	2	8
Queenscliffe (B)	44	35	27	-	3	1	1
South Barwon (C) Pt A & B	327	396	266	27	19	21	25
Winchelsea (S)	99	67	57	1	7	12	4
<b>Total Division</b>	<b>2,134</b>	<b>2,317</b>	<b>2,155</b>	<b>162</b>	<b>200</b>	<b>149</b>	<b>171</b>
<b>SOUTH WESTERN</b>							
Belfast (S)	2	8	6	-	3	1	-
Camperdown (T)	5	19	18	-	7	-	6
Dundas (S)	14	13	19	2	1	-	2
Glenelg (S)	9	11	11	-	2	-	2
Hamilton (C)	43	54	30	3	6	9	6
Hampden (S)	17	11	13	1	-	1	4
Heytesbury (S)	29	38	32	-	5	3	2
Minhamite (S)	8	-	2	-	-	2	-
Mortlake (S)	8	10	8	-	-	-	1
Mount Rouse (S)	8	7	6	1	-	1	-
Port Fairy (B)	17	28	24	1	2	4	1
Portland (C)	17	47	131	15	9	2	2
Portland (S)	46	45	71	2	20	1	5
Wannon (S)	8	1	6	-	-	-	-
Warrnambool (C)	132	210	218	20	23	10	18
Warrnambool (S)	50	60	49	3	3	2	5
Lady Julia Percy & Tower Hill	-	-	-	-	-	-	-
<b>Total Division</b>	<b>413</b>	<b>562</b>	<b>644</b>	<b>48</b>	<b>81</b>	<b>36</b>	<b>54</b>

## LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING - continued

Other residential buildings (a)						Total residential buildings							
1983-84	1984-85	1985-86	1985-86		1986-87		1983-84	1984-85	1985-86	1985-86		1986-87	
			Jan.	Feb.	Jan.	Feb.				Jan.	Feb.	Jan.	Feb.
1	14	16	2	2	-	-	464	459	304	38	36	13	27
11	7	22	-	-	-	-	24	12	33	-	1	1	-
115	282	136	4	16	6	24	438	553	501	17	47	31	70
16	38	57	-	4	7	-	384	359	237	11	24	19	43
220	120	102	2	5	13	13	685	491	421	22	37	22	44
33	79	102	7	6	8	14	963	1,262	1,336	84	106	99	103
92	81	71	4	-	2	24	1,052	1,187	1,097	78	101	65	94
4	5	2	-	-	-	-	40	45	45	3	9	16	2
3,993	4,843	3,796	196	430	222	317	21,889	24,345	22,001	1,512	2,058	1,389	1,880

## STATISTICAL DIVISION - continued

## STATISTICAL DIVISION

-	-	1	-	-	-	-	39	52	56	1	8	2	8
26	-	9	-	-	-	-	500	309	314	27	31	15	19
70	78	134	11	4	4	12	604	775	885	68	76	67	69
6	10	9	-	3	-	-	29	55	57	2	4	12	3
-	3	-	-	-	-	-	38	62	50	6	9	2	4
37	46	75	2	-	9	2	429	529	516	23	38	26	30
37	41	37	-	-	-	-	56	52	55	1	2	-	-
16	13	17	-	-	-	-	38	19	33	2	-	-	1
-	-	-	-	-	-	-	28	54	42	3	2	2	12
28	3	14	-	3	-	-	53	34	26	-	6	-	1
2	13	15	-	-	-	-	72	85	82	14	5	2	8
-	2	7	-	-	-	-	44	37	34	-	3	1	1
95	111	87	5	13	4	9	422	507	353	32	32	25	34
-	9	20	-	-	-	3	99	76	77	1	7	12	7
317	329	425	18	23	17	26	2,451	2,646	2,580	180	223	166	197

## STATISTICAL DIVISION

-	-	-	-	-	-	-	2	8	6	-	3	1	-
-	2	2	-	-	-	-	5	21	20	-	7	-	6
-	-	-	-	-	-	-	14	13	19	2	1	-	2
3	7	-	-	-	-	-	12	18	11	-	2	-	2
15	-	37	-	-	-	3	58	54	67	3	6	9	9
7	15	10	-	-	-	-	24	26	23	1	-	1	4
-	7	5	-	-	-	-	29	45	37	-	5	3	2
-	-	-	-	-	-	-	8	-	2	-	-	2	-
2	-	4	-	-	-	-	10	10	12	-	-	-	1
6	8	-	-	-	-	-	14	15	6	1	-	1	-
2	4	-	-	-	-	-	19	32	24	1	2	4	1
21	-	4	4	-	-	-	38	47	135	19	9	2	2
-	8	-	-	-	-	-	46	53	71	2	20	1	5
-	-	-	-	-	-	-	8	1	6	-	-	-	-
51	123	69	-	2	-	-	183	333	287	20	25	10	18
-	2	-	-	-	-	4	50	62	49	3	3	2	9
-	-	-	-	-	-	-	-	-	-	-	-	-	-
107	176	131	4	2	-	7	520	738	775	52	83	36	61

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Statistical local area	Houses						
	1983-84	1984-85	1985-86	1985-86		1986-87	
				January	February	January	February
<b>CENTRAL HIGHLANDS</b>							
Ararat (C)	36	41	25	6	5	4	2
Ararat (S)	25	32	24	3	1	2	2
Avoca (S)	24	21	15	2	-	1	3
Bacchus Marsh (S)	152	183	158	11	13	6	9
Ballaarat (C)	126	106	100	12	7	14	6
Ballan (S)	55	62	97	14	7	12	3
Ballarat (S) Pt A & B	172	137	74	5	10	5	5
Bungaree (S) Pt A & B	47	44	52	2	3	3	3
Buninyong (S) Pt A & B	125	189	174	12	19	15	17
Creswick (S)	43	63	50	6	5	1	4
Daylesford and Glenlyon (S)	70	92	104	6	8	11	12
Grenville (S) Pt A & B	143	145	180	25	11	14	15
Lexton (S)	12	22	11	-	-	-	-
Ripon (S)	30	23	39	3	5	3	7
Sebastopol (B)	76	52	74	4	5	3	6
Talbot and Clunes (S)	36	41	43	4	2	2	3
<b>Total Division</b>	<b>1,172</b>	<b>1,253</b>	<b>1,220</b>	<b>115</b>	<b>101</b>	<b>96</b>	<b>97</b>
<b>WIMMERA</b>							
Arapiles (S)	11	6	11	-	4	1	-
Birchip (S)	16	8	1	-	-	-	-
Dimboola (S)	13	14	16	-	1	-	-
Donald (S)	6	5	7	1	-	-	-
Dunmunkle (S)	11	12	11	-	1	1	-
Horsham (C)	69	68	62	3	10	12	5
Kaniva (S)	3	5	5	-	-	-	-
Karkaroo (S)	10	14	3	1	-	-	-
Kowree (S)	6	5	6	1	1	-	3
Lowan (S)	5	4	6	-	-	-	-
Stawell (T)	37	29	35	-	1	3	2
Stawell (S)	24	26	19	2	9	-	3
Warracknabeal (S)	5	25	26	2	1	1	-
Wimmera (S)	19	13	14	1	-	1	-
<b>Total Division</b>	<b>235</b>	<b>234</b>	<b>222</b>	<b>11</b>	<b>29</b>	<b>19</b>	<b>13</b>
<b>NORTHERN MALLEE</b>							
Kerang (B)	18	23	19	6	2	1	4
Kerang (S)	18	21	16	1	-	1	-
Mildura (C)	151	222	227	15	17	23	20
Mildura (S)	107	122	139	7	10	13	9
Swan Hill (C)	81	106	63	3	15	1	2
Swan Hill (S)	67	56	67	7	1	3	1
Walpeup (S)	17	20	13	2	4	-	-
Wycheproof (S)	6	8	7	1	1	-	-
<b>Total Division</b>	<b>465</b>	<b>578</b>	<b>551</b>	<b>42</b>	<b>50</b>	<b>42</b>	<b>36</b>

LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING - *continued*

Other residential buildings (a)								Total residential buildings					
1983-84	1984-85	1985-86	1985-86		1986-87		1983-84	1984-85	1985-86	1985-86		1986-87	
			Jan.	Feb.	Jan.	Feb.				Jan.	Feb.	Jan.	Feb.
STATISTICAL DIVISION													
8	29	34	2	4	-	-	44	70	59	8	9	4	2
3	-	4	-	-	-	-	28	32	28	3	1	2	2
-	2	7	-	-	-	-	24	23	22	2	-	1	3
28	27	10	-	-	-	-	180	210	168	11	13	6	9
116	48	44	4	5	2	4	242	154	144	16	12	16	10
-	-	-	-	-	-	-	55	62	97	14	7	12	3
14	25	18	2	-	-	-	186	162	92	7	10	5	5
1	6	2	-	-	-	-	48	50	52	2	3	3	3
-	-	3	-	-	-	-	125	189	177	12	19	15	17
-	-	2	-	-	-	-	43	63	52	6	5	1	4
1	6	2	2	-	-	-	71	98	106	8	8	11	12
6	-	-	-	-	-	-	149	145	180	25	11	14	15
-	-	-	-	-	-	-	12	22	11	-	-	-	-
-	-	3	-	-	-	-	30	23	42	3	5	3	7
26	69	36	-	-	-	-	102	121	110	4	5	3	6
-	-	-	-	-	-	-	36	41	43	4	2	2	3
203	212	163	10	9	2	4	1,375	1,465	1,383	125	110	98	101
STATISTICAL DIVISION													
-	-	1	-	-	-	-	11	6	12	-	4	1	-
-	3	-	-	-	-	-	16	11	1	-	-	-	-
-	2	-	-	-	-	-	13	16	16	-	1	-	-
-	6	1	-	1	-	-	6	11	8	1	1	-	-
-	4	-	-	-	-	-	11	16	11	-	1	1	-
21	34	44	5	7	-	-	90	102	106	8	17	12	5
-	-	-	-	-	-	-	3	5	5	-	-	-	-
-	-	-	-	-	-	-	10	14	3	1	-	-	-
-	2	7	-	-	-	-	6	7	13	1	1	-	3
2	4	3	-	-	-	-	7	8	9	-	1	-	-
6	25	16	-	-	-	-	43	54	51	-	1	3	2
3	2	8	2	-	-	-	27	28	27	4	9	-	3
-	2	-	-	-	-	-	5	27	26	2	1	1	-
-	-	-	-	-	-	-	19	13	14	1	-	1	-
32	84	80	7	8	-	-	267	318	302	18	37	19	13
STATISTICAL DIVISION													
5	8	3	-	-	-	3	23	31	22	6	2	1	7
-	6	-	-	-	-	-	18	27	16	1	-	1	-
53	111	98	13	5	8	3	204	333	325	28	22	31	23
12	9	17	2	-	3	3	119	131	156	9	10	16	12
26	28	22	-	-	-	-	107	134	85	3	15	1	2
9	19	5	-	-	-	-	76	76	72	7	1	3	1
-	-	3	-	-	-	-	17	20	16	2	4	-	-
2	-	-	-	-	-	-	8	8	7	1	1	-	-
107	181	148	15	5	11	9	572	759	699	57	55	53	45

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Statistical local area	Houses						
	1983-84	1984-85	1985-86	1985-86		1986-87	
				January	February	January	February
LODDON-CAMPASPE							
Bendigo (C)	89	76	107	9	16	3	3
Bet Bet (S)	23	15	30	1	5	3	9
Castlemaine (C)	22	45	71	4	1	3	2
Charlton (S)	3	8	2	-	-	-	-
Cohuna (S)	10	19	18	4	3	-	1
Eaglehawk (B)	47	56	42	7	-	1	3
East Loddon (S)	3	1	2	-	-	-	-
Echuca (C)	46	82	75	3	3	3	10
Gisborne (S)	273	160	150	13	29	4	11
Gordon (S)	11	3	7	1	-	-	-
Huntly (S) Pt A & B	63	77	72	6	10	6	5
Kara Kara (S)	5	11	11	1	-	-	1
Korong (S)	27	32	25	1	1	5	2
Kyneton (S)	97	108	101	14	14	7	13
McIvor (S)	56	52	65	9	4	5	4
Maldon (S)	38	40	38	6	3	3	3
Marong (S) Pt A & B	140	184	204	11	23	11	19
Maryborough (C)	28	41	53	9	4	4	5
Metcalfe (S)	37	40	61	9	4	3	5
Newham and Woodend (S)	83	81	99	11	12	5	10
Newstead (S)	35	31	36	3	3	2	10
Pyalong (S)	12	7	10	1	-	-	1
Rochester (S)	34	34	56	5	3	2	4
Romsey (S)	107	145	172	27	14	11	9
St Arnaud (T)	11	17	9	1	1	-	2
Strathfieldsaye (S) Pt A & B	191	214	237	16	19	7	10
Tullaroop (S)	39	50	51	2	5	4	5
<b>Total Division</b>	<b>1,530</b>	<b>1,629</b>	<b>1,804</b>	<b>174</b>	<b>177</b>	<b>92</b>	<b>147</b>
GOULBURN							
Alexandra (S)	47	51	82	12	8	8	6
Benalla (C)	58	104	72	14	12	6	8
Benalla (S)	44	58	64	4	8	7	5
Broadford (S)	63	88	100	9	11	4	7
Cobram (S)	17	42	31	3	3	-	6
Deakin (S)	22	22	16	-	2	4	1
Euroa (S)	27	35	41	2	1	8	1
Goulburn (S)	22	17	23	3	2	-	3
Kilmore (S)	103	207	186	12	24	7	20
Kyabram (T)	37	30	44	13	2	-	3
Mansfield (S)	75	137	111	8	9	8	11
Nathalia (S)	22	21	20	-	4	-	2
Numurkah (S)	60	47	36	2	7	4	3
Rodney (S) Pt A & B	83	90	111	3	6	2	1
Seymour (S)	39	131	97	8	7	1	5
Shepparton (C)	146	215	171	13	13	11	15
Shepparton (S) Pt A & B	72	85	87	6	4	4	10
Tungamah (S)	19	18	18	1	-	3	-
Violet Town (S)	18	23	16	1	-	2	4

## LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING - continued

Other residential buildings (a)						Total residential buildings							
1983-84	1984-85	1985-86	1985-86		1986-87		1983-84	1984-85	1985-86	1985-86		1986-87	
			Jan.	Feb.	Jan.	Feb.				Jan.	Feb.	Jan.	Feb.
35	28	54	2	2	-	20	124	104	161	11	18	3	23
-	-	-	-	-	-	-	23	15	30	1	5	3	9
14	-	8	-	-	-	-	36	45	79	4	1	3	2
-	-	-	-	-	-	-	3	8	2	-	-	-	-
6	-	-	-	-	-	-	16	19	18	4	3	-	1
10	30	31	8	-	-	-	57	86	73	15	-	1	3
-	-	-	-	-	-	-	3	1	2	-	-	-	-
20	34	23	-	3	-	-	66	116	98	3	6	3	10
38	4	6	-	3	3	4	311	164	156	13	32	7	15
-	3	-	-	-	-	-	11	6	7	1	-	-	-
-	-	-	-	-	-	-	63	77	72	6	10	6	5
-	-	-	-	-	-	-	5	11	11	1	-	-	1
-	-	-	-	-	-	-	27	32	25	1	1	5	2
34	18	28	8	-	4	-	131	126	129	22	14	11	13
-	8	-	-	-	-	-	56	60	65	9	4	5	4
-	-	1	-	-	-	-	38	40	39	6	3	3	3
2	16	32	-	-	-	-	142	200	236	11	23	11	19
11	13	16	-	-	-	-	39	54	69	9	4	4	5
-	-	-	-	-	-	-	37	40	61	9	4	3	5
-	-	2	-	-	-	-	83	81	101	11	12	5	10
-	-	-	-	-	-	-	35	31	36	3	3	2	10
-	-	-	-	-	-	-	12	7	10	1	-	-	1
-	-	9	-	9	-	-	34	34	65	5	12	2	4
-	4	-	-	-	-	-	106	149	172	27	14	11	9
3	1	2	-	-	-	-	14	18	11	1	1	-	2
24	77	61	4	2	7	-	215	291	298	20	21	14	10
2	-	-	-	-	-	-	41	50	51	2	5	4	5
199	236	273	22	19	14	24	1,729	1,865	2,077	196	196	106	171

## STATISTICAL DIVISION

-	-	41	5	6	-	-	47	51	123	17	14	8	6
13	15	6	-	-	-	-	71	119	78	14	12	6	8
1	-	-	-	-	-	-	45	58	64	4	8	7	5
3	2	-	-	-	-	3	66	90	100	9	11	4	10
16	4	9	-	-	-	-	33	46	40	3	3	-	6
2	2	8	-	-	-	-	24	24	24	-	2	4	1
1	10	3	-	-	-	-	27	45	44	2	1	8	1
2	10	7	2	-	-	-	24	27	30	5	2	-	3
1	3	22	-	-	-	-	104	210	208	12	24	7	20
10	9	11	-	-	-	-	47	39	55	13	2	-	3
6	23	5	-	2	-	-	81	160	116	8	11	8	11
-	4	4	2	-	-	4	22	25	24	2	4	-	6
7	10	-	-	-	4	2	67	57	36	2	7	8	5
-	28	28	-	15	-	-	83	118	139	3	21	2	1
32	20	4	-	-	-	-	71	151	101	8	7	1	5
67	34	52	-	8	-	3	213	249	223	13	21	11	18
-	5	-	-	-	-	-	72	90	87	6	4	4	10
-	-	-	-	-	-	-	19	18	18	1	-	3	-
-	-	-	-	-	-	-	18	23	16	1	-	2	4

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Statistical local area	Houses						
	1983-84	1984-85	1985-86	1985-86		1986-87	
				January	February	January	February
<b>GOULBURN</b>							
Waranga (S)	28	31	42	2	3	3	1
Yea (S)	71	91	83	2	4	1	8
<b>Total Division</b>	<b>1,073</b>	<b>1,543</b>	<b>1,451</b>	<b>118</b>	<b>130</b>	<b>83</b>	<b>120</b>
<b>NORTH EASTERN</b>							
Beechworth (S)	35	37	36	7	6	2	3
Bright (S)	69	67	75	9	5	2	4
Chiltern (S)	24	29	30	2	3	3	3
Myrtleford (S)	19	20	23	1	-	4	3
Oxley (S)	27	35	51	5	5	1	6
Rutherglen (S)	15	32	22	2	2	1	1
Tallangatta (S) Pt A & B	31	37	33	5	-	1	3
Upper Murray (S)	9	11	10	1	-	1	2
Wangaratta (C)	79	95	51	2	4	-	3
Wangaratta (S)	36	39	42	5	5	2	4
Wodonga (Rural City)	174	229	246	28	22	20	22
Yackandandah (S) Pt A & B	40	48	42	2	4	3	3
Yarrowonga (S)	69	77	70	4	7	6	6
<b>Total Division</b>	<b>627</b>	<b>756</b>	<b>731</b>	<b>73</b>	<b>63</b>	<b>46</b>	<b>63</b>
<b>EAST GIPPSLAND</b>							
Avon (S)	33	44	52	7	4	1	2
Bairnsdale (T)	89	112	55	5	9	7	7
Bairnsdale (S)	112	119	115	9	6	7	6
Maffra (S)	96	92	98	6	11	14	3
Omeo (S)	13	18	18	1	2	6	7
Orbost (S)	52	62	58	2	9	6	2
Sale (C)	109	142	134	6	7	4	3
Tambo (S)	187	201	201	13	16	6	14
Bass Strait Islands	-	-	-	-	-	-	-
<b>Total Division</b>	<b>691</b>	<b>790</b>	<b>731</b>	<b>49</b>	<b>64</b>	<b>51</b>	<b>44</b>
<b>CENTRAL GIPPSLAND</b>							
Alberton (S)	39	54	42	1	9	1	-
Buln Buln (S)	101	125	106	20	4	6	8
Korumburra (S)	36	56	71	5	9	4	4
Mirboo (S)	27	51	23	-	2	3	-
Moe (C)	139	119	117	5	20	3	5
Morwell (S)	208	226	169	25	18	4	4
Narracan (S)	95	96	66	2	10	4	3
Rosedale (S)	155	156	179	15	17	13	12
South Gippsland (S)	57	59	84	7	7	7	8
Traralgon (C)	232	264	147	9	6	8	4
Traralgon (S)	79	61	65	7	11	3	7
Warragul (S)	106	130	104	14	6	9	10

## LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING - continued

Other residential buildings (a)						Total residential buildings							
			1985-86		1986-87					1985-86		1986-87	
1983-84	1984-85	1985-86	Jan.	Feb.	Jan.	Feb.	1983-84	1984-85	1985-86	Jan.	Feb.	Jan.	Feb.
STATISTICAL DIVISION - continued													
-	-	-	-	-	-	-	28	31	42	2	3	3	1
-	-	-	-	-	-	-	71	91	83	2	4	1	8
160	179	200	9	31	4	12	1,233	1,722	1,651	127	161	87	132
STATISTICAL DIVISION													
4	7	14	-	-	-	-	39	44	50	7	6	2	3
21	146	16	-	-	-	-	90	213	91	9	5	2	4
4	5	-	-	-	-	-	28	34	30	2	3	3	3
2	12	2	-	-	-	-	21	32	25	1	-	4	3
1	6	3	-	-	-	-	28	41	54	5	5	1	6
6	16	15	-	-	-	3	21	48	37	2	2	1	4
-	5	-	-	-	-	-	31	42	33	5	-	1	3
-	-	-	-	-	-	-	9	11	10	1	-	1	2
37	44	38	2	4	2	-	116	139	89	4	8	2	3
2	-	-	-	-	-	-	38	39	42	5	5	2	4
65	99	111	6	4	15	2	239	328	357	34	26	35	24
4	1	2	-	-	-	-	44	49	44	2	4	3	3
3	25	14	-	2	-	-	100	102	84	4	9	6	6
177	366	215	8	10	17	5	804	1,122	946	81	73	63	68
STATISTICAL DIVISION													
1	-	-	-	-	-	-	34	44	52	7	4	1	2
58	56	32	-	-	-	-	147	168	87	5	9	7	7
11	17	19	-	-	-	-	123	136	134	9	6	7	6
11	6	17	-	-	-	-	107	98	115	6	11	14	3
-	-	2	-	2	-	-	13	18	20	1	4	6	7
3	15	-	-	-	-	-	15	77	58	2	9	6	2
43	12	44	-	-	-	-	152	154	178	6	7	4	3
5	26	16	-	-	-	-	192	227	217	13	16	6	14
-	-	-	-	-	-	-	-	-	-	-	-	-	-
132	132	130	-	2	-	-	823	922	861	49	66	51	44
STATISTICAL DIVISION													
2	-	4	-	-	-	2	41	54	46	1	9	1	2
28	29	10	-	5	-	-	129	154	116	20	9	6	8
7	16	14	-	-	-	6	43	72	85	5	9	4	10
-	8	-	-	-	-	-	28	59	23	-	2	3	-
45	90	38	-	-	-	-	184	209	155	5	20	3	5
38	17	13	-	-	-	-	246	243	182	25	18	4	4
6	-	5	-	-	-	-	101	96	71	2	10	4	3
4	-	-	-	-	-	-	159	156	179	15	17	13	12
12	5	11	9	-	-	-	69	64	95	16	7	7	8
47	26	18	-	-	2	10	279	290	165	9	6	10	14
2	-	-	-	-	-	-	81	61	65	7	11	3	7
20	33	36	6	2	-	4	126	163	140	20	8	9	14

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL

Statistical local area	Houses						
	1983-84	1984-85	1985-86	1985-86		1986-87	
				January	February	January	February
CENTRAL GIPPSLAND							
Woorayl (S)	169	176	187	12	14	18	12
Yallourn Works Area	-	-	-	-	-	-	-
<b>Total Division</b>	<b>1,443</b>	<b>1,573</b>	<b>1,360</b>	<b>122</b>	<b>133</b>	<b>83</b>	<b>77</b>
EAST CENTRAL							
Bass (S)	87	147	136	5	8	11	7
Cranbourne (S) Pt B	28	23	16	1	1	2	4
French Island	-	-	-	-	-	-	-
Healesville (S) Pt B	40	17	32	2	4	-	4
Pakenham (S) Pt B	370	316	251	17	17	15	20
Phillip Island (S)	264	260	345	22	26	25	21
Upper Yarra (S)	340	378	220	18	17	16	13
Wonthaggi (B)	96	123	116	4	13	8	4
<b>Total Division</b>	<b>1,225</b>	<b>1,264</b>	<b>1,116</b>	<b>69</b>	<b>86</b>	<b>77</b>	<b>73</b>
<b>TOTAL VICTORIA</b>	<b>28,904</b>	<b>32,001</b>	<b>30,190</b>	<b>2,299</b>	<b>2,742</b>	<b>1,941</b>	<b>2,458</b>

(a) Number of dwelling units.

## LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING - continued

Other residential buildings (a)							Total residential buildings						
1983-84	1984-85	1985-86	1985-86		1986-87		1983-84	1984-85	1985-86	1985-86		1986-87	
			Jan.	Feb.	Jan.	Feb.				Jan.	Feb.	Jan.	Feb.
STATISTICAL DIVISION - continued													
7	15	23	12	-	-	-	176	191	210	24	14	18	12
-	-	-	-	-	-	-	-	-	-	-	-	-	-
218	239	172	27	7	2	22	1,661	1,812	1,532	149	140	85	99
STATISTICAL DIVISION													
-	-	-	-	-	-	-	87	147	136	5	8	11	7
-	8	4	-	-	-	-	28	31	20	1	1	2	4
-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	40	17	32	2	4	-	4
136	64	12	-	-	-	-	506	380	263	17	17	15	20
4	30	22	-	4	-	3	268	290	367	22	30	25	24
6	6	1	-	-	1	-	346	384	221	18	17	17	13
38	36	11	-	-	-	-	134	159	127	4	13	8	4
184	144	50	-	4	1	3	1,409	1,408	1,166	69	90	78	76
5,829	7,121	5,783	316	550	290	429	34,733	39,122	35,973	2,615	3,292	2,231	2,887

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

Statistical division	Double brick, stone, and concrete	Brick veneer	Fibre cement	Timber	Other and not stated	Total
PRIVATE SECTOR						
Melbourne	24	1,074	1	55	309	1,463
Barwon	4	106	10	34	12	166
South Western	1	37	5	3	2	48
Central Highlands	4	64	3	17	7	95
Wimmera	-	10	-	2	1	13
Northern Mallee	5	26	1	-	-	32
Loddon-Campaspe	3	95	8	17	20	143
Goulburn	1	77	4	24	14	120
North Eastern	-	53	-	5	2	60
East Gippsland	1	21	6	10	4	42
Central Gippsland	1	34	16	13	12	76
East Central	5	26	20	16	6	73
Total Victoria	49	1,623	74	196	389	2,331
PUBLIC SECTOR						
Melbourne	-	10	1	4	85	100
Barwon	-	2	1	-	2	5
South Western	-	-	1	-	5	6
Central Highlands	-	1	-	-	1	2
Wimmera	-	-	-	-	-	-
Northern Mallee	-	1	-	-	3	4
Loddon-Campaspe	-	-	-	-	4	4
Goulburn	-	-	-	-	-	-
North Eastern	-	-	-	-	3	3
East Gippsland	-	-	-	-	2	2
Central Gippsland	-	-	-	-	1	1
East Central	-	-	-	-	-	-
Total Victoria	-	14	3	4	106	127
TOTAL						
Melbourne	24	1,084	2	59	394	1,563
Barwon	4	108	11	34	14	171
South Western	1	37	6	3	7	54
Central Highlands	4	65	3	17	8	97
Wimmera	-	10	-	2	1	13
Northern Mallee	5	27	1	-	3	36
Loddon-Campaspe	3	95	8	17	24	147
Goulburn	1	77	4	24	14	120
North Eastern	-	53	-	5	5	63
East Gippsland	1	21	6	10	6	44
Central Gippsland	1	34	16	13	13	77
East Central	5	26	20	16	6	73
Total Victoria	49	1,637	77	200	495	2,458