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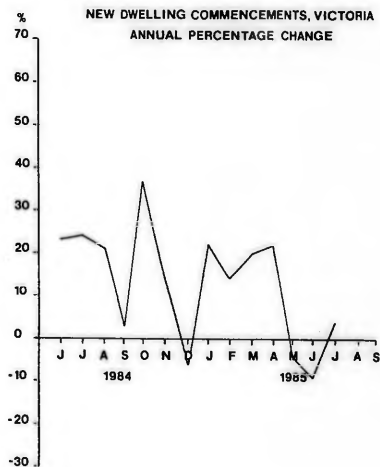
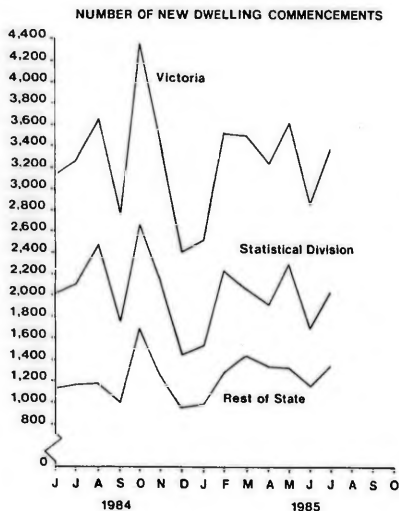
9 OCTOBER 1985

DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, VICTORIA JULY 1985

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

MAIN FEATURES

For the month of July 1985 the number of dwelling unit commencements (3,382) was 18 per cent higher than in June 1985 (2,857) and 4 per cent higher than in July 1984 (3,252).



EXPLANATORY NOTES

Introduction

This publication contains monthly details of the number of new dwelling units reported by approving authorities as having commenced in each local government area. From July 1985, there has been a change in terminology used by the ABS in presenting building statistics. The terms 'residential buildings' and 'non-residential buildings' replaces 'other dwellings'. It should be noted that these are only changes in terminology and do not affect the classification of the various types of buildings or the statistics.

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.

Local government areas

8. Victoria has been divided into 12 statistical divisions since 1974. This resulted in the splitting of three local government areas, namely the shires of Cranbourne, Healesville, and Pakenham which are partly in the Melbourne Statistical Division and partly in the East Central Statistical Division.

Comparability of statistics

9. 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.

Unpublished data and related publications

10. 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 clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

11. 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) (\$1.10; \$1.90, incl. postage)

Building Activity, Victoria (8752.2) (quarterly)
(\$1.10; \$1.90 incl. postage)

Construction (Other Than Building) Activity, Australia (8761.0) (quarterly)

12. 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.

Symbols and other usages

In this publication, Cities are marked (C), Towns (T), and Boroughs (B), all other local government areas being Shires.

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

ERLE BOURKE
Deputy Commonwealth Statistician

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

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
MELBOURNE STATISTICAL DIVISION									
1982-83	12,130	2,928	15,058	856	540	1,396	12,986	3,468	16,454
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
1984 -									
May	1,802	465	2,267	84	7	91	1,886	472	2,358
June	1,531	410	1,941	65	-	65	1,596	410	2,006
July	1,631	386	2,017	78	-	78	1,709	386	2,095
August	1,781	439	2,220	228	26	254	2,009	465	2,474
September	1,315	350	1,665	100	-	100	1,415	350	1,765
October	2,018	484	2,502	119	43	162	2,137	527	2,664
November	1,724	364	2,088	77	4	81	1,801	368	2,169
December	1,139	237	1,376	55	14	69	1,194	251	1,445
1985 -									
January	1,134	338	1,472	44	20	64	1,178	358	1,536
February	1,577	553	2,130	58	45	103	1,635	598	2,233
March	1,489	459	1,948	92	17	109	1,581	476	2,057
April	1,451	335	1,786	127	-	127	1,578	335	1,913
May	1,709	467	2,176	117	-	117	1,826	467	2,293
June	1,365	257	1,622	74	5	79	1,439	262	1,701
July	1,600	277	1,877	143	15	158	1,743	292	2,035
VICTORIA									
1982-83	19,198	4,220	23,418	2,001	840	2,841	21,199	5,060	26,259
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
1984 -									
May	2,896	721	3,617	166	16	182	3,062	737	3,799
June	2,421	561	2,982	154	-	154	2,575	561	3,136
July	2,495	550	3,045	201	6	207	2,696	556	3,252
August	2,722	588	3,310	314	28	342	3,036	616	3,652
September	2,150	449	2,599	140	26	166	2,290	475	2,765
October	3,296	822	4,118	170	64	234	3,466	886	4,352
November	2,786	519	3,305	107	22	129	2,893	541	3,434
December	1,903	376	2,279	88	35	123	1,991	411	2,402
1985 -									
January	1,932	473	2,405	92	27	119	2,024	500	2,524
February	2,562	724	3,286	173	64	237	2,735	788	3,523
March	2,462	664	3,126	269	100	369	2,731	764	3,495
April	2,436	559	2,995	248	7	255	2,684	566	3,250
May	2,775	585	3,360	241	15	256	3,016	600	3,616
June	2,272	413	2,685	167	5	172	2,439	418	2,857
July	2,594	500	3,094	253	35	288	2,847	535	3,382

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN LOCAL

Local government area	Houses						
	1982-83	1983-84	1984-85	1984-85			1985-86
				Apr.	May	June	July
MELBOURNE							
Altona (C)	182	326	320	17	33	24	32
Berwick (C)	664	1,078	1,075	89	121	85	88
Box Hill (C)	43	38	65	5	1	4	2
Brighton (C)	36	50	58	6	8	6	2
Broadmeadows (C)	384	288	380	37	15	13	16
Brunswick (C)	29	30	42	2	1	-	-
Bulla	573	744	745	42	77	53	68
Camberwell (C)	75	103	126	14	12	9	17
Caulfield (C)	83	109	138	9	10	15	8
Chelsea (C)	54	71	103	4	15	10	15
Coburg (C)	76	66	67	6	6	10	1
Collingwood (C)	3	25	14	-	2	1	-
Cranbourne (part)	664	1,005	1,067	94	122	87	103
Croydon (C)	236	438	401	40	32	33	42
Dandenong (C)	219	214	230	10	19	12	6
Diamond Valley	332	456	392	37	15	22	47
Doncaster and Templestowe (C)	671	888	922	62	81	54	89
Eltham	291	319	377	40	30	28	34
Essendon (C)	46	40	40	5	4	2	8
Fitzroy (C)	3	12	6	1	-	-	-
Flinders	823	1,092	1,555	111	144	116	135
Footscray (C)	52	52	59	3	8	2	26
Frankston (C)	475	699	629	58	70	41	57
Hastings	305	439	650	45	58	51	51
Hawthorn (C)	18	27	45	1	2	3	3
Healesville (part)	98	180	228	25	16	13	15
Heidelberg (C)	71	101	72	6	7	4	3
Kellor (C)	661	1,024	1,118	105	101	67	96
Kew (C)	27	30	31	3	-	2	6
Knox (C)	851	1,115	1,486	145	177	120	155
Lillydale	653	829	746	47	61	42	49
Malvern (C)	29	43	42	7	3	3	1
Melbourne (C)	19	7	35	-	-	-	1
Melton	294	667	801	53	70	58	53
Moorabbin (C)	219	182	290	21	26	24	31
Mordialloc (C)	26	46	40	1	4	6	3
Mornington	311	547	472	40	31	34	26
Northcote (C)	36	54	42	10	3	2	4
Nunawading (C)	139	159	143	11	5	17	19
Oakleigh (C)	130	134	56	3	3	2	5
Pakenham (part)	181	193	143	10	15	5	20
Port Melbourne (C)	43	5	5	2	-	-	1
Prahran (C)	11	14	21	1	1	2	2
Preston (C)	104	123	128	12	15	14	12
Richmond (C)	11	23	12	1	2	-	-
Ringwood (C)	138	197	286	20	21	19	20
St Kilda (C)	6	10	7	1	-	1	-
Sandringham (C)	34	46	50	4	4	3	8

GOVERNMENT AREAS BY TYPE OF RESIDENTIAL BUILDING

Other residential buildings							Total residential buildings						
				1984-85		1985-86					1984-85		1985-86
1982-83	1983-84	1984-85	Apr.	May	June	July	1982-83	1983-84	1984-85	Apr.	May	June	July
STATISTICAL DIVISION													
9	7	8	-	-	-	6	191	333	328	17	33	24	38
90	68	155	-	20	4	6	754	1,146	1,230	89	141	89	94
59	125	140	15	19	3	5	102	163	205	20	20	7	7
10	129	18	-	-	-	-	46	179	76	6	8	6	2
45	51	168	4	26	24	2	429	339	548	41	41	37	18
30	37	77	4	9	-	2	59	67	119	6	10	-	2
10	38	19	-	3	-	-	583	782	764	42	80	53	68
33	68	52	-	4	10	4	108	171	178	14	16	19	21
63	43	126	-	13	7	20	146	152	264	9	23	22	28
77	144	101	15	16	5	4	131	215	204	19	31	15	19
38	19	35	-	-	14	3	114	85	102	6	6	24	4
29	2	3	-	-	-	-	32	27	17	-	2	1	-
33	88	57	4	3	8	2	697	1,093	1,124	98	125	95	105
59	178	254	11	38	-	-	295	616	655	51	70	33	42
74	81	109	19	2	8	3	293	295	339	29	21	20	9
73	67	101	40	5	6	2	405	523	493	77	20	28	49
150	158	225	35	37	3	18	821	1,046	1,147	97	118	57	107
62	115	53	-	6	-	3	353	434	430	40	36	28	37
57	33	142	16	12	3	-	103	73	182	21	16	5	8
8	9	65	5	2	-	-	11	21	71	6	2	-	-
42	150	127	-	10	33	-	865	1,242	1,682	111	154	149	135
5	41	17	-	-	-	-	57	93	76	3	8	2	26
130	260	271	34	12	3	31	605	959	900	92	82	44	88
57	39	60	5	2	-	1	362	478	710	50	60	51	52
12	17	35	4	2	-	-	30	44	80	5	4	3	3
9	6	3	-	-	3	-	107	186	231	25	16	16	15
83	124	113	12	14	2	13	154	225	185	18	21	6	16
34	15	67	4	16	8	4	695	1,039	1,185	109	117	75	100
51	55	75	4	16	3	6	78	85	106	7	16	5	12
181	195	250	7	4	-	-	1,032	1,310	1,736	152	181	120	155
51	34	88	-	12	17	15	704	863	834	47	73	59	64
23	45	69	-	6	-	-	52	88	111	7	9	3	1
192	74	65	-	-	2	41	211	81	100	-	-	2	42
68	101	61	4	3	4	-	362	768	862	57	73	62	53
58	32	93	-	2	-	18	277	214	383	21	28	24	49
19	34	30	-	3	4	-	45	80	70	1	7	10	3
115	117	102	5	-	-	-	426	664	574	45	31	34	26
23	55	58	-	4	4	-	59	109	100	10	7	6	4
155	176	141	3	-	4	12	294	335	284	14	5	21	31
59	136	148	12	6	6	7	189	270	204	15	9	8	12
2	21	-	-	-	-	2	183	214	143	10	15	5	22
-	-	17	-	7	-	2	43	5	22	2	7	-	3
13	70	173	-	-	16	2	24	84	194	1	1	18	4
76	68	119	-	18	11	6	180	191	247	12	33	25	18
30	7	17	-	4	-	3	41	30	29	1	6	-	3
83	112	84	29	-	7	-	221	309	370	49	21	26	20
69	18	9	-	-	-	-	75	28	16	1	-	1	-
28	39	17	-	2	-	-	62	85	67	4	6	3	8

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN LOCAL

Local government area	Houses						
	1982-83	1983-84	1984-85	1984-85		1985-86	
				Apr.	May	June	July
MELBOURNE							
Sherbrooke	307	463	445	32	25	29	26
South Melbourne (C)	12	13	5	-	1	-	-
Springvale (C)	280	323	271	12	25	30	39
Sunshine (C)	271	368	321	28	26	19	11
Waverley (C)	403	465	371	24	35	25	61
Werribee	465	930	1,183	118	144	124	121
Whittlesea	779	960	1,106	94	113	89	103
Williamstown (C)	40	36	40	4	6	4	2
Total Division	12,986	17,896	19,502	1,578	1,826	1,439	1,743
BARWON							
Bannockburn	30	39	52	11	5	3	2
Barrabool	245	474	309	25	28	18	23
Bellarine	307	534	697	61	72	56	75
Colac (C)	14	23	45	-	6	5	2
Colac	43	38	59	8	4	7	2
Corio	264	392	483	33	53	44	51
Geelong (C)	6	19	11	3	-	-	2
Geelong West (C)	15	22	6	3	-	-	1
Leigh	27	28	54	3	2	8	2
Newtown (C)	38	25	31	2	1	1	1
Otway	44	70	72	7	10	5	2
Queenscliffe (B)	42	44	35	-	3	5	1
South Barwon (C)	257	327	396	34	22	29	29
Winchelsea	35	99	67	8	2	4	3
Total Division	1,367	2,134	2,317	198	208	185	196
SOUTH WESTERN							
Belfast	4	2	8	-	-	1	-
Camperdown (T)	9	5	19	2	4	2	1
Dundas	12	14	13	-	3	1	1
Gleneilg	6	9	11	1	1	-	1
Hamilton (C)	52	43	54	7	2	6	2
Hampden	11	17	11	3	-	-	-
Heytesbury	27	29	38	6	3	7	1
Koroit (B)	5	2	7	-	-	-	1
Minhamite	5	8	-	-	-	-	-
Mortlake	14	8	10	1	1	-	-
Mount Rouse	3	8	7	1	-	-	-
Port Fairy (B)	10	17	28	2	2	6	7
Portland (T)	17	17	47	8	4	1	6
Portland	29	46	45	3	7	6	3
Wannon	2	8	1	-	-	-	-
Warrnambool (C)	122	132	210	17	22	22	23
Warrnambool	74	48	53	5	6	5	3
Total Division	402	413	562	56	55	57	49

GOVERNMENT AREAS BY TYPE OF RESIDENTIAL BUILDING - continued

Other residential buildings							Total residential buildings						
1984-85							1985-86						
1984-85							1984-85						
1982-83	1983-84	1984-85	Apr.	May	June	July	1982-83	1983-84	1984-85	Apr.	May	June	July
STATISTICAL DIVISION - continued													
12	1	14	3	-	4	12	319	464	459	35	25	33	38
201	11	7	-	5	-	5	213	24	12	-	6	-	5
207	115	282	-	83	9	10	487	438	553	12	108	39	49
35	16	38	-	7	11	3	306	384	359	28	33	30	14
242	220	120	27	7	7	10	645	685	491	51	42	32	71
43	33	79	11	7	9	9	508	963	1,262	129	151	133	130
51	92	81	3	-	-	-	830	1,052	1,187	97	113	89	103
-	4	5	-	-	-	-	40	40	45	4	6	4	2
3,468	3,993	4,843	335	467	262	292	16,454	21,889	24,345	1,913	2,293	1,701	2,035

STATISTICAL DIVISION

-	-	-	-	-	-	-	30	39	52	11	5	3	2	
3	26	-	-	-	-	-	248	500	309	25	28	18	23	
72	70	78	7	2	4	21	379	604	775	68	74	60	96	
19	6	10	-	-	-	6	33	29	55	-	6	5	8	
-	-	3	-	-	-	-	43	38	62	8	4	7	2	
57	37	46	8	5	4	9	321	429	529	41	58	48	60	
34	37	41	-	-	4	-	40	56	52	3	-	4	2	
17	16	13	-	-	-	-	32	38	19	3	-	-	1	
1	-	-	-	-	-	-	28	28	54	3	2	8	2	
9	28	3	-	-	-	-	47	53	34	2	1	1	1	
8	2	13	-	2	2	3	52	72	85	7	12	7	5	
11	-	2	-	-	-	2	53	44	37	-	3	5	3	
63	95	111	17	4	2	10	320	422	507	51	26	31	39	
13	-	9	5	-	-	15	48	99	76	13	2	4	18	
307	317	329	37	13	16	66	1,674	2,451	2,646	235	221	201	262	

STATISTICAL DIVISION

-	-	-	-	-	-	-	4	2	8	-	-	1	-	
-	-	2	-	-	-	-	9	5	21	2	4	2	1	
1	-	-	-	-	-	-	13	14	13	-	3	1	1	
-	3	7	-	-	-	-	6	12	18	1	1	-	1	
30	15	-	-	-	-	11	82	58	54	7	2	6	13	
1	7	15	-	-	-	-	12	24	26	3	-	-	-	
6	-	7	1	-	-	-	33	29	45	7	3	7	1	
2	-	-	-	-	-	-	7	2	7	-	-	-	1	
-	-	-	-	-	-	-	5	8	-	-	-	-	-	
-	2	-	-	-	-	-	14	10	10	1	1	-	-	
-	6	8	-	-	-	-	3	14	15	1	-	-	-	
11	2	4	-	2	-	-	21	19	32	2	4	6	7	
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-	-	8	-	3	-	-	29	46	53	3	10	6	3	
4	-	-	-	-	-	-	6	8	1	-	-	-	-	
38	51	123	10	10	18	14	160	183	333	27	32	40	37	
2	-	2	-	-	-	-	76	48	55	5	6	5	3	
95	107	176	11	15	18	25	497	520	738	67	70	75	74	

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN LOCAL

Local government area	Houses						
	1982-83	1983-84	1984-85	1984-85			1985-86
				Apr.	May	June	July
CENTRAL HIGHLANDS							
Ararat (C)	29	36	41	1	4	1	-
Ararat	14	25	32	2	4	2	1
Avoca	11	24	21	2	2	2	1
Bacchus Marsh	79	152	183	16	16	17	9
Ballaarat (C)	105	126	106	10	14	11	9
Ballan	56	55	62	5	4	10	3
Ballaarat	110	172	137	11	7	7	8
Bungaree	31	47	44	5	3	5	6
Buninyong	101	125	189	13	19	11	15
Creswick	30	43	63	12	4	4	3
Daylesford and Glenlyon	61	70	92	11	9	3	8
Grenville	80	143	145	11	18	11	15
Lexton	4	12	22	3	-	4	1
Ripon	19	30	23	3	-	3	2
Sebastopol (B)	56	76	52	1	8	3	5
Talbot and Clunes	27	36	41	5	2	4	5
Total Division	813	1,172	1,253	111	114	98	91
WIMMERA							
Arapiles	5	11	6	3	2	-	-
Birchip	-	16	8	3	-	1	-
Dimboola	9	13	14	2	1	-	3
Donald	3	6	5	1	-	-	3
Dunmunkle	4	11	12	2	3	-	-
Horsham (C)	48	69	68	6	6	7	6
Kaniva	2	3	5	1	1	-	2
Karkarooc	6	10	14	-	-	2	1
Kowree	6	6	5	-	-	2	-
Lowan	5	5	4	-	1	-	-
Stawell (T)	35	37	29	4	3	1	4
Stawell	14	24	26	4	4	-	2
Warracknabeal	8	5	25	1	-	1	2
Wimmera	9	19	13	-	1	1	-
Total Division	154	235	234	27	22	15	23
NORTHERN MALLEE							
Kerang (B)	21	18	23	9	1	-	1
Kerang	12	18	21	3	-	2	-
Mildura (C)	126	151	222	27	29	25	16
Mildura	94	107	122	10	15	13	16
Swan Hill (C)	79	81	106	14	16	15	10
Swan Hill	52	67	56	1	4	1	7
Walpeup	11	17	20	3	2	-	-
Wycheproof	2	6	8	-	-	-	1
Total Division	397	465	578	67	67	56	51

Other residential buildings							Total residential buildings						
			1984-85		1985-86					1984-85		1985-86	
1982-83	1983-84	1984-85	Apr.	May	June	July	1982-83	1983-84	1984-85	Apr.	May	June	July
STATISTICAL DIVISION													
6	8	29	2	-	-	13	35	44	70	3	4	1	13
-	3	-	-	-	-	-	14	28	32	2	4	2	1
1	-	2	-	-	-	-	12	24	23	2	2	2	1
1	28	27	18	-	-	4	80	180	210	34	16	17	13
59	116	48	5	4	12	2	164	242	154	15	18	23	11
-	-	-	-	-	-	-	56	55	62	5	4	10	3
17	14	25	3	-	-	6	127	186	162	14	7	7	14
4	1	6	-	-	4	-	35	48	50	5	3	9	6
1	-	-	-	-	-	-	102	125	189	13	19	11	15
6	-	-	-	-	-	-	36	43	63	12	4	4	3
1	1	6	-	-	-	-	62	71	98	11	9	3	8
1	6	-	-	-	-	-	81	149	145	11	18	11	15
1	-	-	-	-	-	-	5	12	22	3	-	4	1
-	-	-	-	-	-	-	19	30	23	3	-	3	2
8	26	69	-	5	4	5	64	102	121	1	13	7	10
-	-	-	-	-	-	-	27	36	41	5	2	4	5
106	203	212	28	9	20	30	919	1,375	1,465	139	123	118	121

STATISTICAL DIVISION

1	-	-	-	-	-	-	6	11	6	3	2	-	-
-	-	3	-	-	3	-	-	16	11	3	-	4	-
-	-	2	-	-	-	-	9	13	16	2	1	-	3
1	-	6	-	-	-	-	4	6	11	1	-	-	3
-	-	4	-	-	-	-	4	11	16	2	3	-	-
18	21	34	4	5	2	2	66	90	102	10	11	9	8
-	-	-	-	-	-	-	2	3	5	1	1	-	2
-	-	-	-	-	-	-	6	10	14	-	-	2	1
3	-	2	2	-	-	-	9	6	7	2	-	2	-
5	2	4	-	-	-	-	10	7	8	-	1	-	-
10	6	25	-	-	1	-	45	43	54	4	3	2	4
-	3	2	-	2	-	-	14	27	28	4	6	-	2
-	-	2	-	-	-	-	8	5	27	1	-	1	2
-	-	-	-	-	-	-	9	19	13	-	1	1	-
38	32	84	6	7	6	2	192	267	318	33	29	21	25

STATISTICAL DIVISION

1	5	8	-	-	-	-	22	23	31	9	1	-	1
-	-	6	-	-	-	-	12	18	27	3	-	2	-
145	53	111	8	7	19	7	271	204	333	35	36	44	23
3	12	9	-	6	-	3	97	119	131	10	21	13	19
25	26	28	-	-	-	-	104	107	134	14	16	15	10
5	9	19	-	19	-	-	57	76	75	1	23	1	7
2	-	-	-	-	-	-	13	17	20	3	2	-	-
2	2	-	-	-	-	-	4	8	8	-	-	-	1
183	107	181	8	32	19	10	580	572	759	75	99	75	61

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN LOCAL

Local government area	Houses						
	1982-83	1983-84	1984-85	1984-85		1985-86	
				Apr.	May	June	July
LODDON-CAMPASPE							
Bendigo (C)	124	89	76	6	3	6	8
Bet Bet	17	23	15	1	1	2	5
Castlemaine (C)	19	22	45	5	9	8	6
Charlton	1	3	8	1	1	-	-
Cohuna	23	10	19	1	-	2	3
Eaglehawk (B)	117	47	56	4	8	5	5
East Loddon	3	3	1	-	-	-	-
Echuca (C)	37	46	82	5	9	6	10
Gisborne	202	273	160	21	15	11	13
Gordon	5	11	3	-	-	1	1
Huntly	30	63	77	5	15	6	5
Kara Kara	5	5	11	-	-	1	1
Korong	17	27	32	2	2	5	2
Kyneton	54	97	108	10	11	16	10
McIvor	41	56	52	2	6	3	5
Maldon	30	38	40	5	4	3	3
Marong	98	140	184	15	25	17	16
Maryborough (C)	33	28	41	2	6	5	2
Metcalfe	13	37	40	2	2	6	4
Newham and Woodend	52	83	81	13	12	5	6
Newstead	36	35	31	6	2	1	1
Pyalong	11	12	7	1	1	1	-
Rochester	38	34	34	3	4	1	13
Romsey	62	107	145	7	15	13	17
St Arnaud (T)	6	11	17	1	3	-	-
Strathfieldsaye	105	191	214	13	20	15	36
Tullaroop	16	39	50	5	8	6	3
Total Division	1,195	1,530	1,629	136	182	145	175
GOULBURN							
Alexandra	26	47	51	3	3	5	5
Benalla (C)	49	58	104	17	5	8	3
Benalla	38	44	58	7	3	-	4
Broadford	32	63	88	9	10	4	7
Cobram	23	17	42	2	4	9	3
Deakin	18	22	22	1	-	-	1
Euroa	27	27	35	3	7	2	2
Goulburn	22	22	17	1	2	1	2
Kilmore	59	103	207	16	22	19	26
Kyabram (T)	30	37	30	5	-	-	2
Mansfield	102	75	137	8	5	16	8
Nathalia	15	22	21	1	1	2	2
Numurkah	28	60	47	5	6	2	2
Rodney	77	83	90	4	7	10	10
Seymour	81	39	131	17	4	16	5
Shepparton (C)	137	146	215	18	38	15	22
Shepparton	55	72	85	7	12	6	10
Tungamah	9	19	18	1	2	2	9
Violet Town	9	18	23	6	2	-	-

GOVERNMENT AREAS BY TYPE OF RESIDENTIAL BUILDING - continued

Other residential buildings							Total residential buildings						
			1984-85		1985-86					1984-85		1985-86	
1982-83	1983-84	1984-85	Apr.	May	June	July	1982-83	1983-84	1984-85	Apr.	May	June	July
STATISTICAL DIVISION													
19	35	28	7	-	2	15	143	124	104	13	3	8	23
-	-	-	-	-	-	-	17	23	15	1	1	2	5
6	14	-	-	-	-	-	25	36	45	5	9	8	6
-	-	-	-	-	-	-	1	3	8	1	1	-	-
-	6	-	-	-	-	-	23	16	19	1	-	2	3
22	10	30	-	2	1	2	139	57	96	4	10	6	7
-	-	-	-	-	-	-	3	3	1	-	-	-	-
29	20	34	14	-	-	-	66	66	116	19	9	6	10
2	38	4	4	-	-	3	204	311	164	25	15	11	16
-	-	3	-	-	-	-	5	11	6	-	-	1	1
2	-	-	-	-	-	-	32	63	77	5	15	6	5
1	-	-	-	-	-	-	6	5	11	-	-	1	1
1	-	-	-	-	-	-	18	27	32	2	2	5	2
1	34	18	-	-	-	3	55	131	126	10	11	16	13
1	-	8	-	-	-	-	42	56	60	2	6	3	5
6	-	-	-	-	-	-	36	38	40	5	4	3	3
6	2	16	-	-	2	-	104	142	200	15	25	19	16
2	11	13	-	-	-	2	35	39	54	2	6	5	4
-	-	-	-	-	-	-	13	37	40	2	2	6	4
1	-	-	-	-	-	-	53	83	81	13	12	5	6
4	-	-	-	-	-	-	40	35	31	6	2	1	1
-	-	-	-	-	-	-	11	12	7	1	1	1	-
2	-	-	-	-	-	-	40	34	34	3	4	1	13
1	-	4	-	-	-	-	63	107	149	7	15	13	17
7	3	1	-	-	-	-	13	14	18	1	3	-	-
6	24	77	14	9	4	11	111	215	291	27	29	19	47
-	2	-	-	-	-	-	16	41	50	5	8	6	3
119	199	236	39	11	9	36	1,314	1,729	1,865	175	193	154	211

STATISTICAL DIVISION

5	-	-	-	-	-	5	31	47	51	3	3	5	10
1	13	15	-	2	6	-	50	71	119	17	7	14	3
-	1	-	-	-	-	-	38	45	58	7	3	-	4
4	3	2	-	-	-	-	36	66	90	9	10	4	7
-	16	4	-	-	2	-	23	33	46	2	4	11	3
-	2	2	2	-	-	-	18	24	24	3	-	-	1
8	-	10	6	-	-	-	35	27	45	9	7	2	2
7	2	10	6	-	-	-	29	24	27	7	2	1	2
-	1	3	3	-	-	4	59	104	210	19	22	19	30
12	10	9	-	-	-	-	42	47	39	5	-	-	2
3	6	23	-	6	-	-	105	81	160	8	11	16	8
2	-	4	-	-	1	-	17	22	25	1	1	3	2
17	7	10	1	-	-	-	45	67	57	6	6	2	2
4	-	28	-	-	3	2	81	83	118	4	7	13	12
15	32	20	-	2	16	-	96	71	151	17	6	32	5
36	67	34	6	-	-	4	173	213	249	24	38	15	26
-	-	5	-	-	-	-	55	72	90	7	12	6	10
-	-	-	-	-	-	-	9	19	18	1	2	2	9
-	-	-	-	-	-	-	9	18	23	6	2	-	2

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN LOCAL

Local government area	Houses						
	1982-83	1983-84	1984-85	1984-85			1985-86
				Apr.	May	June	July
GOULBURN							
Waranga	20	28	31	4	4	1	-
Yea	59	71	91	3	9	3	8
Total Division	915	1,073	1,543	138	146	121	133
NORTH EASTERN							
Beechworth	26	35	37	5	3	4	2
Bright	64	69	67	7	5	6	2
Chiltern	16	24	29	2	3	1	1
Myrtleford	13	19	20	-	3	4	1
Oxley	16	27	35	5	5	1	7
Rutherglen	18	15	32	4	4	5	3
Tallangatta	16	31	37	2	-	5	3
Upper Murray	9	9	11	-	-	-	-
Wangaratta (C)	76	79	95	4	7	10	5
Wangaratta	25	36	39	5	3	1	4
Wodonga (Rural City)	202	174	229	29	28	19	14
Yackandandah	28	40	48	4	5	3	6
Yarrawonga	41	69	77	2	10	4	7
Total Division	550	627	756	69	76	63	55
EAST GIPPSLAND							
Avon	37	33	44	4	2	3	5
Bairnsdale (T)	81	89	112	13	21	10	3
Bairnsdale	82	112	119	10	12	11	17
Maffra	76	96	92	8	8	5	10
Omeo	6	13	18	2	-	4	-
Orbost	47	52	62	5	4	6	10
Sale (C)	105	109	142	11	20	6	15
Tambo	136	187	201	19	14	19	18
Total Division	570	691	790	72	81	64	78
CENTRAL GIPPSLAND							
Alberton	35	39	54	8	1	6	2
Buln Buln	81	101	125	17	9	11	4
Korumburra	41	36	56	5	2	5	8
Mirboo	22	27	51	4	5	2	6
Moe (C)	106	139	119	2	13	8	8
Morwell	163	208	226	21	23	13	10
Narracan	66	95	96	5	6	3	7
Rosedale (b)	91	155	156	14	22	11	15
South Gippsland	47	57	59	4	5	2	7
Traralgon (C)	133	232	264	19	14	28	26
Traralgon	57	79	61	3	7	3	2
Warragul	67	106	130	8	8	8	21

GOVERNMENT AREAS BY TYPE OF RESIDENTIAL BUILDING - continued

Other residential buildings							Total residential buildings						
			1984-85		1985-86					1984-85		1985-86	
1982-83	1983-84	1984-85	Apr.	May	June	July	1982-83	1983-84	1984-85	Apr.	May	June	July
STATISTICAL DIVISION - continued													
1	-	-	-	-	-	-	21	28	31	4	4	1	-
3	-	-	-	-	-	-	61	71	91	3	9	3	8
118	160	179	24	10	28	15	1,033	1,233	1,722	162	156	149	148
STATISTICAL DIVISION													
5	4	7	4	-	-	2	31	39	44	9	3	4	4
77	21	146	-	-	3	-	141	90	213	7	5	9	2
-	4	5	-	-	-	-	16	28	34	2	3	1	1
-	2	12	3	-	-	2	13	21	32	3	3	4	3
9	1	6	-	-	-	1	25	28	41	5	5	1	8
1	6	16	-	-	-	-	19	21	48	4	4	5	3
-	-	5	-	-	-	-	16	31	42	2	-	5	3
-	-	-	-	-	-	-	9	9	11	-	-	-	-
30	37	44	4	3	-	-	106	116	139	8	10	10	5
-	2	-	-	-	-	-	25	38	39	5	3	1	4
66	65	99	4	8	8	6	268	239	328	33	36	27	20
-	4	1	-	-	1	-	28	44	49	4	5	4	6
7	31	25	-	5	3	4	48	100	102	2	15	7	11
195	177	366	15	16	15	15	745	804	1,122	84	92	78	70
STATISTICAL DIVISION													
-	1	-	-	-	-	-	37	34	44	4	2	3	5
14	58	56	-	3	9	2	95	147	168	13	24	19	5
7	11	17	-	-	3	-	89	123	136	10	12	14	17
3	11	6	-	-	-	8	79	107	98	8	8	5	18
-	-	-	-	-	-	-	6	13	18	2	-	4	-
10	3	15	1	-	-	-	57	55	77	6	4	6	10
28	43	12	4	-	-	6	133	152	154	15	20	6	21
35	5	26	2	-	3	5	171	192	227	21	14	22	23
97	132	132	7	3	15	21	667	823	922	79	84	79	99
STATISTICAL DIVISION													
-	2	-	-	-	-	2	35	41	54	8	1	6	4
13	28	29	-	-	-	-	94	129	154	17	9	11	4
4	7	16	-	-	-	-	45	43	72	5	2	5	8
-	-	8	-	-	-	-	22	27	59	4	5	2	6
39	45	90	39	2	-	-	145	184	209	41	15	8	8
69	38	17	3	-	-	6	232	246	243	24	23	13	16
9	6	-	-	-	-	-	75	101	96	5	6	3	7
1	4	-	-	-	-	-	92	159	156	14	22	11	15
19	12	5	-	-	-	-	66	69	64	4	5	2	7
39	47	26	-	-	5	-	172	279	290	19	14	33	26
5	2	-	-	-	-	-	62	81	61	3	7	3	2
22	20	33	2	-	-	6	89	126	163	10	8	8	27

TABLE 2. NUMBER OF NEW DWELLING UNITS COMMENCED IN LOCAL

Local government area	Houses						
	1982-83	1983-84	1984-85	1984-85		1985-86	
				Apr.	May	June	July
	CENTRAL GIPPSLAND						
Woorayl	134	169	176	19	23	8	23
Yallourn Works Area	-	-	-	-	-	-	-
Total Division	1,043	1,443	1,573	129	138	108	139
	EAST CENTRAL						
Bass	57	87	147	16	8	18	11
Cranbourne (part)	11	28	23	4	1	1	2
French Island	-	-	-	-	-	-	-
Healesville (part)	19	40	17	2	4	3	5
Pakenham (part)	300	370	316	22	12	18	26
Phillip Island	181	264	260	18	34	24	33
Upper Yarra	153	340	378	26	28	13	24
Wonthaggi (B)	86	96	123	15	14	11	13
Total Division	807	1,225	1,264	103	101	88	114
TOTAL VICTORIA	21,199	28,904	32,001	2,684	3,016	2,439	2,847

Other residential buildings							Total residential buildings						
			1984-85		1985-86					1984-85		1985-86	
1982-83	1983-84	1984-85	Apr.	May	June	July	1982-83	1983-84	1984-85	Apr.	May	June	July
STATISTICAL DIVISION - continued													
9	7	15	1	5	-	-	143	176	191	20	28	8	23
-	-	-	-	-	-	-	-	-	-	-	-	-	-
229	218	239	45	7	5	14	1,272	1,661	1,812	174	145	113	153
STATISTICAL DIVISION													
6	-	-	-	-	-	-	63	87	147	16	8	18	11
2	-	8	-	-	-	4	13	28	31	4	1	1	6
-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	19	40	17	2	4	3	5
63	136	64	-	3	5	-	363	506	380	22	15	23	26
6	4	30	-	4	-	5	187	268	290	18	38	24	38
4	6	6	4	-	-	-	157	346	384	30	28	13	24
24	38	36	7	3	-	-	110	134	159	22	17	11	13
105	184	144	11	10	5	9	912	1,409	1,408	114	111	93	123
5,060	5,829	7,121	566	600	418	535	26,259	34,733	39,122	3,250	3,616	2,857	3,382

TABLE 3. NUMBER OF NEW HOUSES COMMENCED BY MATERIAL OF OUTER WALLS, OWNERSHIP AND STATISTICAL DIVISION, JULY 1985

Statistical division	Double brick, stone, and concrete	Brick veneer	Fibre cement	Timber	Other and not stated	Total
PRIVATE SECTOR						
Melbourne	27	1,218	5	84	266	1,600
Barwon	3	154	6	20	4	187
South Western	-	30	1	2	1	34
Central Highlands	3	63	8	10	6	90
Wimmera	1	12	3	2	1	19
Northern Mallee	3	41	2	1	2	49
Loddon-Campaspe	9	103	4	19	21	156
Goulburn	4	84	8	20	7	123
North Eastern	3	40	2	7	2	54
East Gippsland	2	44	9	5	4	64
Central Gippsland	1	58	19	21	7	106
East Central	3	46	30	23	10	112
Total Victoria	59	1,893	97	214	331	2,594
PUBLIC SECTOR						
Melbourne	1	33	6	9	94	143
Barwon	-	6	1	-	2	9
South Western	-	6	-	-	9	15
Central Highlands	-	-	-	-	1	1
Wimmera	-	4	-	-	-	4
Northern Mallee	-	1	1	-	-	2
Loddon-Campaspe	-	2	-	1	16	19
Goulburn	-	-	2	-	8	10
North Eastern	-	-	-	-	1	1
East Gippsland	-	5	-	-	9	14
Central Gippsland	-	12	-	2	19	33
East Central	-	-	-	-	2	2
Total Victoria	1	69	10	12	161	253
TOTAL						
Melbourne	28	1,251	11	93	360	1,743
Barwon	3	160	7	20	6	196
South Western	-	36	1	2	10	49
Central Highlands	3	63	8	10	7	91
Wimmera	1	16	3	2	1	23
Northern Mallee	3	42	3	1	2	51
Loddon-Campaspe	9	105	4	20	37	175
Goulburn	4	84	10	20	15	133
North Eastern	3	40	2	7	3	55
East Gippsland	2	49	9	5	13	78
Central Gippsland	1	70	19	23	26	139
East Central	3	46	30	23	12	114
Total Victoria	60	1,962	107	226	492	2,847