Australian Bureau of Statistics

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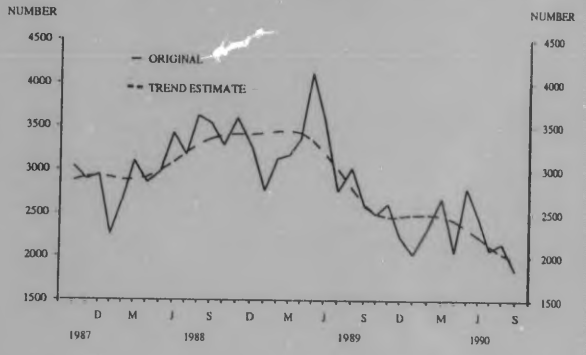
BUILDING APPROVALS, VICTORIA, SEPTEMBER 1990

INQUIRIES Inquiries concerning these statistics may be made by telephoning Information Services (Building statistics) on Melbourne (03) 615 7000; for advice on the interpretation of these statistics ask for David Miller or Leon Kinnersly.

NOTE: New value cut-offs for new residential building and for non-residential building approvals (including alterations and additions) were introduced from July 1990; see paragraph 4 of the Explanatory Notes for more details.

MAIN FEATURES

CHART 1 NUMBER OF DWELLING UNITS APPROVED, VICTORIA



Number of new dwellings

There were 1,843 new dwellings approved in Victoria in September 1990 (Table 1). In seasonally adjusted terms this represents a decrease of 5 per cent compared with the previous month and a decrease of 27 per cent compared with September 1989 (Table 3).

Value of non residential buildings

In the three months ending September 1990 the value, at current prices, of non-residential buildings approved in Victoria was $430 million, a decrease of 40 per cent when compared with the corresponding period to September 1989. An analysis of these two periods shows that the public sector component rose 28 per cent to $93 million while the private sector decreased 47 percent to $337 million (Table 5).

	Victoria		
	1990		
	August	September	% Variation
Original	2,156	1,843	-14.5
Seasonally adjusted	2,015	1,916	-4.9
Trend estimate	2,043	1,961	-4.0

	Victoria		
	July-September ($m)		
	1989-90	1990-91	% Variation
Private sector	638.8	337.3	-47.2
Public sector	72.6	92.9	+28.0
Total	711.4	430.1	-39.5

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									
1987-88	18,355	847	19,202	2,718	568	3,286	21,073	1,415	22,488
1988-89	23,199	627	23,826	2,067	722	2,789	25,266	1,349	26,615
1989-90	15,579	789	16,368	1,313	422	1,735	16,892	1,211	18,103
1989-90 July-September	4,632	137	4,769	253	77	330	4,885	214	5,099
1990-91 July-September	3,191	79	3,270	316	55	371	3,507	134	3,641
1989—									
July	1,500	26	1,526	89	67	156	1,589	93	1,682
August	1,666	99	1,765	80	10	90	1,746	109	1,855
September	1,466	12	1,478	84	—	84	1,550	12	1,562
October	1,415	18	1,433	29	—	29	1,444	18	1,462
November	1,348	28	1,376	55	51	106	1,403	79	1,482
December	1,233	56	1,289	42	24	66	1,275	80	1,355
1990—									
January	1,022	95	1,117	64	—	64	1,086	95	1,181
February	1,210	46	1,256	188	9	197	1,398	55	1,453
March	1,251	172	1,423	212	58	270	1,463	230	1,693
April	972	57	1,029	167	—	167	1,139	57	1,196
May	1,349	54	1,403	156	93	249	1,505	147	1,652
June	1,147	126	1,273	147	110	257	1,294	236	1,530
July	1,088	10	1,098	158	—	158	1,246	10	1,256
August	1,143	36	1,179	106	—	106	1,249	36	1,285
September	960	33	993	52	55	107	1,012	88	1,100
VICTORIA									
1987-88	28,508	1,348	29,856	3,829	937	4,766	32,337	2,285	34,622
1988-89	35,947	1,108	37,055	2,665	891	3,556	38,612	1,999	40,611
1989-90	26,333	1,255	27,588	1,896	576	2,472	28,229	1,831	30,060
1989-90 July-September	7,628	277	7,905	344	122	466	7,972	399	8,371
1990-91 July-September	5,404	156	5,560	449	71	520	5,853	227	6,080
1989—									
July	2,552	52	2,604	89	67	156	2,641	119	2,760
August	2,685	170	2,855	118	51	169	2,803	221	3,024
September	2,391	55	2,446	137	4	141	2,528	59	2,587
October	2,397	41	2,438	53	—	53	2,450	41	2,491
November	2,377	63	2,440	122	51	173	2,499	114	2,613
December	2,075	78	2,153	59	25	84	2,134	103	2,237
1990—									
January	1,800	126	1,926	108	—	108	1,908	126	2,034
February	1,988	66	2,054	245	23	268	2,233	89	2,322
March	2,095	227	2,322	295	58	353	2,390	285	2,675
April	1,756	78	1,834	222	—	222	1,978	78	2,056
May	2,349	76	2,425	244	124	368	2,593	200	2,793
June	1,868	223	2,091	204	173	377	2,072	396	2,468
July	1,841	37	1,878	203	—	203	2,044	37	2,081
August	1,930	74	2,004	147	5	152	2,077	79	2,156
September	1,633	45	1,678	99	66	165	1,732	111	1,843

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 4 such dwelling units approved in September 1990.

TABLE 2. VALUE OF BUILDING APPROVED
($ million)

Period	New residential building: Houses: Private sector	Houses: Public sector	Houses: Total	Other residential buildings: Private sector	Other residential buildings: Public sector	Other residential buildings: Total	Total: Private sector	Total: Public sector	Total: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
MELBOURNE STATISTICAL DIVISION														
1987-88	1,441.8	41.9	1,483.7	144.3	35.6	179.9	1,586.1	77.5	1,663.6	327.6	2,171.9	2,648.7	4,085.3	4,639.9
1988-89	1,958.0	35.9	1,993.9	117.8	51.4	169.2	2,075.8	87.2	2,163.1	429.4	2,492.3	2,958.4	4,997.4	5,550.9
1989-90	1,447.0	50.6	1,497.6	88.1	26.4	114.5	1,535.1	77.0	1,612.1	434.3	2,295.4	2,585.8	4,263.9	4,632.1
1989-90														
July-September	416.7	8.1	424.9	16.3	4.6	20.9	433.1	12.7	445.8	111.7	563.7	618.8	1,108.4	1,176.2
1990-91														
July-September	304.3	4.2	308.5	20.1	3.0	23.1	324.5	7.2	331.7	108.6	293.7	350.3	726.7	790.6
1989—														
July	137.3	1.3	138.7	5.4	4.1	9.5	142.7	5.4	148.1	33.9	163.6	173.3	340.3	355.4
August	149.6	6.1	155.7	4.8	0.5	5.4	154.4	6.7	161.1	42.5	146.4	167.5	343.4	371.1
September	129.8	0.7	130.5	6.1	—	6.1	135.9	0.7	136.6	35.2	253.7	278.0	424.8	449.7
October	133.3	1.4	134.7	2.7	—	2.7	136.0	1.4	137.4	46.7	203.6	214.0	386.3	398.0
November	120.4	1.5	121.9	3.6	3.6	7.3	124.0	5.1	129.1	37.7	149.6	188.7	311.3	355.6
December	116.8	3.6	120.4	2.7	1.4	4.1	119.5	5.0	124.5	31.1	129.8	161.1	280.4	316.7
1990—														
January	97.4	5.9	103.3	5.1	—	5.1	102.5	5.9	108.3	27.6	156.4	191.3	286.4	327.2
February	111.8	3.2	115.0	11.3	0.6	11.9	123.1	3.8	126.9	37.1	136.8	160.4	297.0	324.5
March	121.1	11.2	132.2	16.3	3.9	20.2	137.4	15.1	152.5	37.3	198.9	223.3	372.8	413.0
April	93.3	3.3	96.6	10.8	—	10.8	104.1	3.3	107.4	30.8	120.4	138.5	255.2	276.7
May	126.1	3.5	129.6	9.8	5.2	14.9	135.9	8.6	144.5	40.1	523.5	552.7	699.3	737.3
June	110.0	9.0	119.0	9.6	7.1	16.7	119.6	16.1	135.6	34.3	112.8	137.1	266.7	307.0
July	102.2	0.6	102.8	9.4	—	9.4	111.6	0.6	112.2	36.3	116.8	128.5	264.6	277.0
August	108.2	1.9	110.1	7.4	—	7.4	115.6	1.9	117.5	37.2	90.3	105.6	243.0	260.2
September	93.9	1.7	95.6	3.4	3.0	6.4	97.3	4.7	102.0	35.2	86.7	116.2	219.1	253.4
VICTORIA														
1987-88	2,115.6	67.6	2,183.2	189.9	54.3	244.1	2,305.5	121.9	2,427.4	401.7	2,437.0	3,058.8	5,143.1	5,887.9
1988-89	2,854.2	63.6	2,917.8	146.1	60.9	207.0	3,000.3	124.5	3,124.8	518.1	2,785.4	3,378.4	6,303.4	7,021.3
1989-90	2,289.8	81.0	2,370.8	119.3	35.5	154.9	2,409.1	116.5	2,525.6	542.8	2,587.0	3,016.6	5,537.8	6,085.0
1989-90														
July-September	638.4	17.8	656.2	21.1	7.4	28.5	659.4	25.2	684.6	137.9	638.8	711.4	1,436.1	1,534.0
1990-91														
July-September	481.7	8.5	490.2	26.8	3.8	30.5	508.5	12.3	520.8	132.1	337.3	430.1	977.8	1,083.1
1989—														
July	213.9	3.3	217.2	5.4	4.1	9.5	219.3	7.4	226.7	43.7	196.5	217.6	459.5	488.1
August	225.6	11.0	236.7	7.0	3.1	10.1	232.7	14.1	246.8	51.0	169.6	194.1	453.2	491.8
September	198.8	3.5	202.3	8.6	0.3	8.9	207.5	3.7	211.2	47.1	272.7	299.7	523.4	554.1
October	206.9	2.9	209.8	4.0	—	4.0	210.9	2.9	213.8	56.3	227.4	244.0	494.6	514.1
November	199.1	3.7	202.8	7.7	3.6	11.3	206.8	7.3	214.1	49.2	174.8	220.5	430.8	483.8
December	182.8	4.9	187.7	3.6	1.4	5.1	186.4	6.3	192.7	38.2	172.8	211.1	397.4	442.0
1990—														
January	161.1	7.8	168.9	7.3	—	7.3	168.4	7.8	176.2	36.3	177.8	230.7	382.3	443.2
February	175.4	4.4	179.8	14.3	1.4	15.7	189.7	5.8	195.6	45.7	156.4	188.9	391.8	430.1
March	189.7	14.8	204.5	20.8	3.9	24.7	210.6	18.7	229.2	46.3	221.6	260.9	477.8	536.4
April	157.6	5.0	162.6	13.7	—	13.7	171.3	5.0	176.3	40.3	133.4	162.9	345.0	379.5
May	208.8	4.7	213.5	14.6	7.0	21.6	223.4	11.7	235.1	49.8	548.6	620.1	821.7	905.1
June	169.9	15.0	185.0	12.3	10.8	23.0	182.2	25.8	208.0	42.8	135.3	166.0	360.3	416.8
July	163.5	2.1	165.6	12.0	—	12.0	175.5	2.1	177.6	44.0	130.3	151.8	349.7	373.3
August	171.9	4.0	175.9	9.5	0.2	9.7	181.4	4.2	185.6	45.3	105.3	125.7	332.0	356.6
September	146.3	2.5	148.8	5.3	3.6	8.8	151.5	6.1	157.6	42.9	101.7	152.6	296.1	353.1

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

Period	Number of dwelling units: Houses: Private sector	Number of dwelling units: Houses: Total	Number of dwelling units: Total: Private sector	Number of dwelling units: Total: Total	Value ($m): New residential building	Value ($m): Alterations and additions to residential buildings
SEASONALLY ADJUSTED						
1989—						
July	2,718	2,745	2,749	2,836	234.9	46.1
August	2,435	2,574	2,564	2,726	226.1	47.2
September	2,368	2,428	2,486	2,629	210.8	44.0
October	2,275	2,291	2,375	2,359	202.3	47.4
November	2,253	2,337	2,368	2,467	207.0	46.0
December	2,268	2,344	2,336	2,495	206.0	43.7
1990—						
January	2,222	2,382	2,320	2,469	213.7	43.5
February	2,173	2,263	2,429	2,541	215.7	50.3
March	2,087	2,297	2,328	2,619	228.2	45.7
April	1,776	1,872	2,091	2,216	186.2	42.5
May	1,960	2,085	2,175	2,351	202.3	42.6
June	1,913	2,092	2,051	2,458	199.8	45.2
July	1,874	1,850	2,059	2,004	174.1	42.8
August	1,775	1,860	1,962	2,015	176.0	43.1
September	1,665	1,726	1,757	1,916	163.4	46.1
TREND ESTIMATES						
1989—						
July	2,698	2,782	2,852	3,005	246.4	46.7
August	2,541	2,613	2,666	2,793	230.3	46.3
September	2,402	2,466	2,503	2,606	215.8	45.8
October	2,311	2,375	2,401	2,492	207.6	45.5
November	2,265	2,342	2,361	2,459	206.4	45.6
December	2,228	2,323	2,351	2,465	208.7	45.7
1990—						
January	2,180	2,296	2,341	2,483	211.5	45.7
February	2,117	2,252	2,315	2,490	212.6	45.5
March	2,046	2,191	2,274	2,471	211.0	45.1
April	1,978	2,116	2,217	2,420	206.0	44.5
May	1,919	2,040	2,146	2,335	198.5	44.0
June	1,869	1,970	2,071	2,238	190.1	43.7
July	1,824	1,905	1,998	2,138	182.0	43.6
August	1,779	1,844	1,928	2,043	174.6	43.8
September	1,743	1,791	1,871	1,961	168.0	44.3

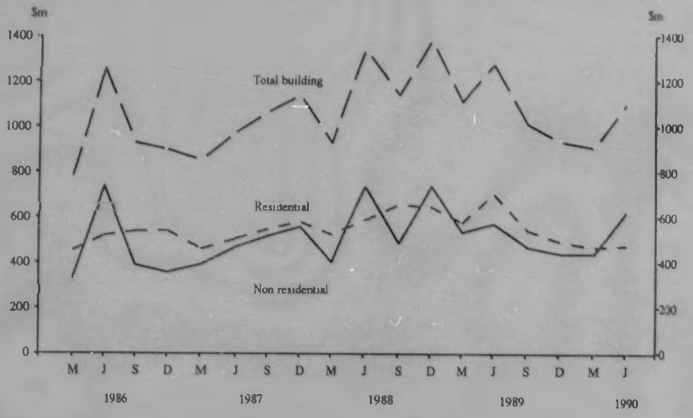
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average — see Explanatory Notes for a more detailed explanation.

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1984-85 PRICES (a)
($ million)

Period	New residential building: Houses: Private sector	New residential building: Houses: Total	New residential building: Other residential buildings	New residential building: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
1987-88	1,687.7	1,741.8	179.6	1,921.4	321.1	1,786.3	2,239.7	3,918.8	4,482.2
1988-89	2,024.6	2,069.9	142.6	2,212.5	367.1	1,918.9	2,327.9	4,406.7	4,907.5
1989-90	1,481.4	1,533.5	101.1	1,634.6	350.8	1,702.8	1,985.5	3,613.7	3,970.9
1989—									
Mar. qtr.	360.4	469.0	18.9	487.9	87.3	459.8	533.9	1,024.1	1,109.1
June qtr.	540.9	554.5	48.7	603.2	99.5	483.1	571.0	1,150.5	1,273.7
Sept. qtr.	422.8	434.6	18.8	453.4	91.3	423.9	472.1	951.7	1,016.8
Dec. qtr.	380.9	388.3	13.3	401.6	92.9	378.8	445.1	863.5	939.6
1990—									
Mar. qtr.	338.2	355.5	31.1	386.6	82.5	364.9	446.8	813.4	915.9
June qtr.	339.5	355.1	37.9	393.0	84.1	535.2	621.5	987.1	1,098.6

(a) See paragraphs 17-22 of the Explanatory Notes.

CHART 2 VALUE OF BUILDING APPROVED AT AVERAGE 1984-85 PRICES (a), VICTORIA



(a) Refer to paragraphs 17-22 of Explanatory Notes.

TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP

($ million)

Class of building	1988-89	1989-90	July-September		1990	
			1989-90	1990-91	July	August	September
PRIVATE SECTOR						
New houses	2,854.2	2,289.8	638.4	481.7	163.5	171.9	146.3
New other residential buildings	146.1	119.3	21.1	26.8	12.0	9.5	5.3
Total new residential building	*3,000.3*	*2,409.1*	*659.4*	*508.5*	*175.5*	*181.4*	*151.5*
Alterations and additions to residential buildings	517.7	541.6	137.9	132.0	44.0	45.2	42.9
Hotels, etc.	264.3	59.0	20.3	15.0	8.6	5.3	1.2
Shops	371.5	442.2	109.4	62.3	27.1	17.6	17.6
Factories	497.0	490.3	126.8	53.3	20.6	18.6	14.1
Offices	1,042.3	1,015.1	249.4	100.6	33.1	33.4	34.1
Other business premises	349.9	318.1	82.3	57.4	26.3	16.2	14.9
Educational	56.8	65.0	13.1	21.5	6.2	4.3	11.0
Religious	16.1	23.9	7.3	6.2	0.9	2.2	3.0
Health	55.1	65.7	10.2	4.9	1.2	0.3	3.4
Entertainment and recreational	113.5	75.2	18.1	6.5	2.6	3.0	0.9
Miscellaneous	18.9	32.4	1.8	9.5	3.6	4.5	1.5
Total non-residential building	*2,785.4*	*2,587.0*	*638.8*	*337.3*	*130.3*	*105.3*	*101.7*
Total	**6,303.4**	**5,537.8**	**1,436.1**	**977.8**	**349.7**	**332.0**	**296.1**
PUBLIC SECTOR							
New houses	63.6	81.0	17.8	8.5	2.1	4.0	2.5
New other residential buildings	60.9	35.5	7.4	3.8	—	0.2	3.6
Total new residential building	*124.5*	*116.5*	*25.2*	*12.4*	*2.1*	*4.2*	*6.1*
Alterations and additions to residential buildings	0.4	1.1	—	0.1	—	0.1	—
Hotels, etc.	12.6	21.2	0.7	7.5	7.5	—	—
Shops	5.2	23.7	0.6	25.6	0.3	0.1	25.3
Factories	11.3	10.1	2.7	—	—	—	—
Offices	254.4	43.0	7.2	12.5	2.8	9.0	0.7
Other business premises	28.6	28.7	4.2	2.5	1.8	0.2	0.5
Educational	165.5	150.3	41.0	14.4	6.0	5.2	3.1
Religious	—	0.3	—	—	—	—	—
Health	60.6	57.9	5.3	15.4	1.0	0.3	14.1
Entertainment and recreational	22.3	33.9	4.6	7.0	0.4	2.6	4.0
Miscellaneous	12.5	60.4	6.4	7.9	1.8	3.0	3.1
Total non-residential building	*593.0*	*429.6*	*72.6*	*92.9*	*21.5*	*20.4*	*51.0*
Total	**717.9**	**547.3**	**97.8**	**105.3**	**23.6**	**24.6**	**57.0**
TOTAL							
New houses	2,917.8	2,370.8	656.2	490.2	165.6	175.9	148.8
New other residential buildings	207.0	154.9	28.5	30.5	12.0	9.7	8.8
Total new residential building	*3,124.8*	*2,525.6*	*684.6*	*520.6*	*177.6*	*185.6*	*157.6*
Alterations and additions to residential buildings	518.1	542.8	137.9	132.1	44.0	45.3	42.9
Hotels, etc.	276.9	80.2	21.0	22.5	15.1	5.3	1.2
Shops	376.6	465.9	110.0	87.9	27.4	17.6	42.8
Factories	508.2	500.4	129.5	53.3	20.6	18.6	14.1
Offices	1,296.8	1,058.0	256.6	113.1	35.9	42.4	34.8
Other business premises	378.5	346.8	86.5	59.9	28.1	16.4	15.4
Educational	222.3	215.4	54.1	35.9	12.2	9.5	14.3
Religious	16.1	24.3	7.3	6.2	0.9	2.2	3.0
Health	115.6	123.7	15.5	20.3	2.2	0.6	17.5
Entertainment and recreational	135.9	109.1	22.8	13.5	3.0	5.6	4.9
Miscellaneous	51.4	92.9	8.2	17.5	5.4	7.5	4.6
Total non-residential building	*3,378.4*	*3,016.6*	*711.4*	*430.1*	*151.8*	*125.7*	*152.6*
Total	**7,021.3**	**6,085.0**	**1,534.0**	**1,083.1**	**373.3**	**356.6**	**353.1**

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

Period	$50,000 to less than $200,000 (a)		$200,000 to less than $500,000		$500,000 to less than $1m		$1m to less than $5m		$5m and over		Total	
	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No	Value ($m)	No	Value ($m)	No.	Value ($m)
HOTELS, ETC.												
1990 July	4	0.4	2	0.5	2	1.1	1	1.5	2	12.5	11	16.1
August	6	0.5	—	—	2	1.2	2	3.6	—	—	10	5.3
September	8	0.8	1	0.3	—	—	—	—	—	—	9	1.2
SHOPS												
1990 July	49	5.1	24	7.1	4	2.6	1	1.0	2	11.5	80	27.4
August	54	4.8	14	3.8	5	3.9	3	5.0	—	—	76	17.6
September	57	5.7	15	4.4	5	3.1	3	4.6	1	25.1	81	42.8
FACTORIES												
1990 July	34	3.8	21	6.7	2	1.4	2	2.2	1	6.5	60	20.6
August	35	3.6	18	6.2	4	2.8	4	6.1	—	—	61	18.6
September	26	2.2	16	4.6	2	1.1	3	6.3	—	—	47	14.1
OFFICES												
1990 July	41	3.9	27	7.8	7	4.8	6	19.4	—	—	81	35.9
August	38	6.4	24	7.4	8	5.0	6	17.1	1	6.5	97	42.4
September	38	3.6	13	4.2	4	3.1	5	7.8	1	16.0	61	34.8
OTHER BUSINESS PREMISES												
1990 July	26	2.1	10	3.2	8	5.5	8	17.2	—	—	52	28.1
August	20	2.0	11	3.2	4	3.1	5	8.0	—	—	40	16.4
September	18	1.6	5	1.8	5	3.3	2	2.8	1	5.9	31	15.4
EDUCATIONAL												
1990 July	12	1.2	4	1.4	5	4.0	3	5.6	—	—	24	12.2
August	10	1.1	9	2.3	1	0.6	3	5.5	—	—	23	9.5
September	10	1.0	6	2.2	3	2.2	2	3.1	1	5.9	22	14.3
RELIGIOUS												
1990 July	5	0.5	1	0.4	—	—	—	—	—	—	6	0.9
August	8	0.7	3	0.9	1	0.5	—	—	—	—	12	2.2
September	1	0.2	1	0.2	1	0.6	1	2.0	—	—	4	3.0
HEALTH												
1990 July	1	0.1	2	0.6	2	1.5	—	—	—	—	5	2.2
August	4	0.4	1	0.2	—	—	—	—	—	—	5	0.6
September	7	0.7	5	1.5	1	0.6	1	1.2	1	13.5	15	17.5
ENTERTAINMENT AND RECREATIONAL												
1990 July	14	1.4	3	1.0	1	0.6	—	—	—	—	18	3.0
August	11	1.2	3	0.9	2	1.7	1	1.9	—	—	17	5.6
September	5	0.4	2	0.7	2	1.7	1	2.1	—	—	10	4.9
MISCELLANEOUS												
1990 July	14	1.4	1	0.4	2	1.6	1	2.0	—	—	18	5.4
August	9	0.7	1	0.4	—	—	3	6.4	—	—	13	7.5
September	6	0.7	3	0.9	1	0.9	2	2.1	—	—	12	4.6
TOTAL NON-RESIDENTIAL BUILDING												
1990 July	200	19.9	95	29.3	33	23.1	22	49.0	5	30.5	355	151.8
August	215	21.4	84	25.5	27	18.9	27	53.5	1	6.5	354	125.7
September	176	17.0	67	20.7	24	16.6	20	31.9	5	66.4	292	152.6

(a) Prior to July 1990, includes jobs valued at $30,000 to $199,999.

TABLE 7. NUMBER AND VALUE OF DWELLING UNITS APPROVED BY MATERIAL OF OUTER WALLS, SEPTEMBER 1990

Particulars	Private sector		Public sector		Total	
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)
MELBOURNE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	6	708	—	—	6	708
Brick-veneer	559	55,634	18	1,071	577	56,705
Timber	21	1,490	3	41	24	1,531
Fibre cement	1	20	1	28	2	48
Steel, aluminium or other materials	3	341	2	24	5	365
Not stated	370	35,719	9	543	379	36,262
Total houses	960	93,912	33	1,707	993	95,619
Other residential buildings	52	3,376	55	2,981	107	6,356
Total residential buildings	**1,012**	**97,288**	**88**	**4,688**	**1,100**	**101,976**
REST OF VICTORIA						
Houses —						
Brick, stone or concrete	10	792	—	—	10	792
Brick-veneer	421	35,398	6	347	427	35,745
Timber	105	6,381	1	36	106	6,417
Fibre cement	36	1,973	2	144	38	2,117
Steel, aluminium or other materials	12	791	1	140	13	931
Not stated	89	7,030	2	126	91	7,156
Total houses	673	52,366	12	793	685	53,159
Other residential buildings	47	1,884	11	588	58	2,473
Total residential buildings	**720**	**54,250**	**23**	**1,382**	**743**	**55,632**
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	16	1,500	—	—	16	1,500
Brick-veneer	980	91,032	34	1,418	1,006	92,451
Timber	126	7,872	4	77	130	7,949
Fibre cement	37	1,993	3	172	40	2,165
Steel, aluminium or other materials	15	1,132	3	164	18	1,296
Not stated	459	42,749	11	669	470	43,418
Total houses	*1,633*	*146,278*	*45*	*2,500*	*1,678*	*148,778*
Other residential buildings	99	5,260	66	3,569	165	8,829
Total residential buildings	**1,732**	**151,538**	**111**	**6,070**	**1,843**	**157,608**

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 1990

Statistical local area	New residential buildings: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building (b): Private sector ($'000)	Non-residential building (b): Total ($'000)	Total building ($'000)
MELBOURNE STATISTICAL DIVISION										
Altona (C)	17	—	1,132	—	—	—	333	110	840	2,305
Berwick (C)	68	5	6,943	—	—	—	672	4,298	4,644	12,259
Box Hill (C)	4	—	471	—	—	—	634	—	—	1,105
Brighton (C)	10	—	1,653	—	—	—	844	180	180	2,677
Broadmeadows (C)	36	—	2,914	5	37	2,325	408	3,583	3,583	9,230
Brunswick (C)	—	—	—	—	—	—	465	1,145	1,145	1,610
Bulla (S)	47	—	5,863	—	—	—	282	391	391	6,535
Camberwell (C)	17	—	3,344	7	—	545	2,755	113	263	6,906
Caulfield (C)	5	—	339	—	—	—	1,001	165	165	1,504
Chelsea (C)	11	—	738	—	—	—	193	200	200	1,132
Coburg (C)	3	—	215	—	—	—	243	—	—	458
Collingwood (C)	—	—	—	—	—	—	50	75	75	125
Cranbourne (S) Pt A	66	2	4,328	—	—	—	356	3,470	3,470	8,154
Croydon (C)	18	15	2,391	—	—	—	547	140	140	3,078
Dandenong (C)	2	—	99	—	—	—	164	7,192	7,192	7,455
Diamond Valley (S)	15	—	1,659	—	—	—	491	—	—	2,150
Doncaster and Templestowe (C)	26	—	4,330	—	—	—	688	544	544	5,562
Eltham (S)	18	—	2,056	—	—	—	732	195	195	2,983
Essendon (C)	9	—	778	—	—	—	1,169	50	50	1,997
Fitzroy (C)	—	—	—	—	—	—	172	200	200	372
Flinders (S)	43	—	4,246	—	—	—	772	390	1,345	6,364
Footscray (C)	3	—	218	—	—	—	20	474	474	712
Frankston (C)	23	—	1,888	—	—	—	627	1,505	26,595	29,110
Hastings (S)	27	3	2,083	—	—	—	193	4,250	4,250	6,527
Hawthorn (C)	1	—	125	—	—	—	602	520	520	1,247
Healesville (S) Pt A	6	—	790	—	—	—	48	—	—	838
Heidelberg (C)	6	—	492	—	—	—	842	194	794	2,128
Keilor (C)	42	—	5,207	20	—	1,370	598	—	—	7,176
Kew (C)	5	—	1,076	—	—	—	816	1,750	1,750	3,641
Knox (C)	54	1	5,219	—	—	—	923	3,496	3,496	9,637
Lilydale (S)	38	—	4,188	—	—	—	1,205	444	944	6,336
Malvern (C)	4	—	786	—	—	—	2,630	375	375	3,791
Melbourne (C)	—	—	—	—	—	—	1,136	9,278	9,780	10,916
Melton (S)	43	—	3,310	—	—	—	54	750	750	4,114
Moorabbin (C)	14	—	1,265	3	—	315	1,090	195	195	2,865
Mordialloc (C)	2	—	120	—	—	—	581	880	880	1,581
Mornington (S)	5	—	543	—	—	—	2,305	668	668	3,516
Northcote (C)	2	—	182	—	—	—	501	—	—	683
Nunawading (C)	12	—	1,040	—	—	—	777	685	685	2,502
Oakleigh (C)	10	—	588	—	—	—	317	2,301	2,301	3,206
Pakenham (S) Pt A	3	—	222	—	—	—	28	430	430	679
Port Melbourne (C)	2	—	115	—	—	—	134	223	557	806
Prahran (C)	3	—	1,250	—	—	—	739	907	907	2,896
Preston (C)	10	—	1,078	10	—	570	660	1,580	1,921	4,229
Richmond (C)	1	—	160	—	—	—	545	—	—	705
Ringwood (C)	12	—	1,161	—	18	981	403	—	—	2,545
St Kilda (C)	—	—	—	—	—	—	406	126	126	532
Sandringham (C)	6	—	656	—	—	—	356	90	90	1,103
Sherbrooke (S)	13	1	1,801	—	—	—	663	350	350	2,814
South Melbourne (C)	—	—	—	—	—	—	198	990	990	1,188
Springvale (C)	35	1	2,818	5	—	250	523	16,796	16,796	20,388
Sunshine (C)	16	3	1,393	—	—	—	140	1,705	1,805	3,338
Waverley (C)	9	—	1,288	—	—	—	1,168	7,769	7,769	10,226
Werribee (C)	72	—	5,723	—	—	—	202	2,052	2,052	7,976
Whittlesea (C)	65	2	5,275	—	—	—	494	1,395	1,395	7,164
Williamstown (C)	1	—	60	—	—	—	270	1,980	1,980	2,310
Melbourne (SD)	**960**	**33**	**95,619**	**52**	**55**	**6,356**	**35,160**	**86,668**	**116,247**	**253,383**

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 1990—*continued*

Statistical local area	New residential buildings: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building (b): Private sector ($'000)	Non-residential building (b): Total ($'000)	Total building ($'000)
BARWON STATISTICAL DIVISION										
Bannockburn (S) Pt A & B	—	—	—	—	—	—	79	—	—	79
Barrabool (S) Pt A & B	20	—	2,023	—	—	—	60	—	—	2,082
Bellarine (Rural City) Pt A & B	38	—	2,790	—	—	—	455	320	3,580	6,825
Colac (C)	—	—	—	—	—	—	15	—	—	15
Colac (S)	1	—	98	—	—	—	73	—	—	171
Corio (S) Pt A & B	7	—	699	—	—	—	158	1,132	1,588	2,445
Geelong (C)	1	—	90	—	—	—	327	—	267	684
Geelong West (C)	3	—	120	—	—	—	72	—	—	192
Leigh (S)	1	—	52	—	—	—	12	—	—	64
Newtown (C)	—	—	—	—	—	—	517	—	—	517
Otway (S)	2	—	186	—	—	—	212	—	—	398
Queenscliffe (B)	3	—	358	—	—	—	43	—	—	401
South Barwon (C) Pt A & B	8	—	750	—	—	—	190	260	513	1,452
Winchelsea (S)	3	—	353	20	—	415	68	—	—	836
Barwon (SD)	**87**	**—**	**7,518**	**20**	**—**	**415**	**2,280**	**1,712**	**5,948**	**16,161**
SOUTH WESTERN STATISTICAL DIVISION										
Belfast (S)	1	—	60	—	—	—	—	—	—	60
Camperdown (T)	—	—	—	—	—	—	—	—	—	—
Dundas (S)	1	—	220	—	—	—	19	—	—	239
Glenelg (S)	—	—	—	—	—	—	—	150	150	150
Hamilton (C)	—	—	—	—	—	—	15	—	—	15
Hampden (S)	2	—	191	—	—	—	170	—	—	361
Heytesbury (S)	1	—	90	—	—	—	45	—	—	135
Heywood (S)	1	—	59	—	—	—	10	—	—	69
Minhamite (S)	—	—	—	—	—	—	12	—	—	12
Mortlake (S)	—	—	—	—	—	—	—	—	—	—
Mount Rouse (S)	2	—	114	—	—	—	38	—	—	152
Port Fairy (B)	2	—	180	—	—	—	—	300	300	480
Portland (C)	2	—	138	—	—	—	—	765	14,265	14,403
Wannon (S)	—	—	—	—	—	—	79	—	—	79
Warrnambool (C)	16	—	1,366	—	—	—	189	95	95	1,650
Warrnambool (S)	5	—	436	—	—	—	58	—	—	494
Lady Julia Percy & Tower Hill	—	—	—	—	—	—	—	—	—	—
South Western (SD)	**33**	**—**	**2,854**	**—**	**—**	**—**	**634**	**1,310**	**14,810**	**18,298**
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (C)	1	—	75	—	11	588	—	—	1,110	1,773
Ararat (S)	1	—	50	—	—	—	32	—	—	82
Avoca (S)	3	—	102	—	—	—	—	—	—	102
Bacchus Marsh (S)	14	—	1,343	—	—	—	212	—	—	1,555
Ballaarat (C)	7	—	329	2	—	90	85	1,324	1,538	2,042
Ballan (S)	7	—	563	—	—	—	55	—	—	618
Ballarat (S) Pt A & B	4	—	345	—	—	—	—	650	650	995
Bungaree (S) Pt A & B	4	1	264	—	—	—	12	—	—	276
Buninyong (S) Pt A & B	15	—	1,430	—	—	—	199	—	—	1,629
Creswick (S)	2	—	139	—	—	—	—	—	—	139
Daylesford and Glenlyon (S)	5	—	384	—	—	—	47	—	—	431
Grenville (S) Pt A & B	5	1	378	—	—	—	42	700	700	1,120
Lexton (S)	2	—	102	—	—	—	—	—	—	102
Ripon (S)	—	—	—	—	—	—	17	—	—	17
Sebastopol (B)	3	—	177	—	—	—	29	—	—	206
Talbot and Clunes (S)	1	—	45	—	—	—	—	87	87	132
Central Highlands (SD)	**74**	**2**	**5,725**	**2**	**11**	**678**	**731**	**2,761**	**4,085**	**11,220**

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 1990—*continued*

Statistical local area	New residential buildings: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building (b): Private sector ($'000)	Non-residential building (b): Total ($'000)	Total building ($'000)
WIMMERA STATISTICAL DIVISION										
Arapiles (S)	—	—	—	—	—	—	—	—	—	—
Birchip (S)	1	—	90	—	—	—	—	—	—	90
Dimboola (S)	1	—	17	—	—	—	15	—	—	32
Donald (S)	1	—	79	—	—	—	—	—	—	79
Dunmunkle (S)	1	—	63	—	—	—	—	—	—	63
Horsham (C)	7	—	710	—	—	—	14	—	—	724
Kaniva (S)	—	—	—	—	—	—	—	—	—	—
Karkarooc (S)	—	—	—	—	—	—	—	—	—	—
Kowree (S)	3	—	180	—	—	—	—	—	—	180
Luwan (S)	—	—	—	—	—	—	—	—	—	—
Stawell (C)	—	—	—	—	—	—	—	50	50	50
Stawell (S)	—	—	—	—	—	—	—	—	—	—
Warracknabeal (S)	1	—	90	—	—	—	10	—	—	100
Wimmera (S)	1	—	113	—	—	—	28	—	—	141
Wimmera (SD)	**16**	**—**	**1,341**	**—**	**—**	**—**	**67**	**50**	**50**	**1,458**
NORTHERN MALLEE STATISTICAL DIVISION										
Kerang (B)	—	—	—	—	—	—	13	—	—	13
Kerang (S)	3	—	228	—	—	—	—	220	220	448
Mildura (C)	19	—	1,082	—	—	—	85	2,110	2,110	3,277
Mildura (S)	5	—	490	—	—	—	19	—	—	509
Swan Hill (C)	5	—	572	—	—	—	31	70	70	673
Swan Hill (S)	3	—	168	—	—	—	27	—	—	195
Walpeup (S)	—	—	—	—	—	—	—	—	—	—
Wycheproof (S)	—	—	—	—	—	—	—	—	—	—
Northern Mallee (SD)	**35**	**—**	**2,540**	**—**	**—**	**—**	**174**	**2,400**	**2,400**	**5,114**
LODDON-CAMPASPE STATISTICAL DIVISION										
Bendigo (C)	8	—	764	2	—	102	129	585	585	1,580
Bet Bet (S)	1	—	70	—	—	—	—	—	—	70
Castlemaine (C)	1	1	214	—	—	—	10	195	195	419
Charlton (S)	—	—	—	—	—	—	—	—	—	—
Cohuna (S)	2	—	120	—	—	—	20	222	222	362
Eaglehawk (B)	4	—	354	—	—	—	42	—	—	396
East Loddon (S)	1	—	90	—	—	—	—	—	—	90
Echuca (C)	8	—	601	—	—	—	39	—	—	640
Gisborne (S)	5	—	565	—	—	—	63	—	—	628
Gordon (S)	—	—	—	—	—	—	—	—	—	—
Huntly (S) Pt A & B	—	—	—	—	—	—	—	—	—	—
Kara Kara (S)	—	—	—	—	—	—	—	—	—	—
Korong (S)	3	—	144	—	—	—	—	—	—	144
Kyneton (S)	7	—	467	—	—	—	43	—	—	510
McIvor (S)	4	—	183	—	—	—	—	—	130	313
Maldon (S)	2	—	106	—	—	—	—	—	—	106
Marong (S) Pt A & B	13	2	1,296	—	—	—	32	—	—	1,328
Maryborough (C)	2	—	68	—	—	—	16	—	—	84
Metcalfe (S)	4	—	238	—	—	—	—	—	—	238
Newham and Woodend (S)	2	—	240	—	—	—	53	—	—	293
Newstead (S)	3	—	192	—	—	—	69	—	—	261
Pyalong (S)	1	—	52	—	—	—	—	—	—	52
Rochester (S)	3	—	210	—	—	—	95	—	—	305
Romsey (S)	9	—	729	—	—	—	76	—	—	805
St Arnaud (T)	—	—	—	—	—	—	12	—	—	12
Strathfieldsaye (S) Pt A & B	11	—	911	—	—	—	64	—	—	975
Tullaroop (S)	1	—	65	—	—	—	46	—	—	111
Loddon-Campaspe (SD)	**95**	**3**	**7,679**	**2**	**—**	**102**	**809**	**1,002**	**1,132**	**9,722**

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 1990— *continued*

Statistical local area	New residential buildings: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building (b): Private sector ($'000)	Non-residential building (b): Total ($'000)	Total building ($'000)
GOULBURN STATISTICAL DIVISION										
Alexandra (S)	3	—	343	—	—	—	50	—	—	393
Benalla (C)	6	—	460	—	—	—	102	—	—	562
Benalla (S)	5	—	268	—	—	—	45	—	—	313
Broadford (S)	5	—	197	—	—	—	—	—	—	197
Cobram (S)	2	—	130	—	—	—	—	—	—	130
Deakin (S)	2	—	85	—	—	—	62	—	—	147
Euroa (S)	5	—	399	—	—	—	—	—	—	399
Goulburn (S)	3	—	260	—	—	—	—	—	—	260
Kilmore (S)	11	—	908	—	—	—	13	—	—	921
Kyabram (T)	—	—	—	—	—	—	—	85	85	85
Mansfield (S)	1	—	75	—	—	—	34	—	—	109
Nathalia (S)	1	—	28	—	—	—	21	—	—	49
Numurkah (S)	2	—	165	—	—	—	40	—	—	205
Rodney (S) Pt A & B	8	—	606	—	—	—	92	146	146	844
Seymour (S)	4	—	438	—	—	—	—	50	50	488
Shepparton (C)	6	—	408	2	—	94	108	2,645	3,595	4,205
Shepparton (S) Pt A & B	4	—	342	—	—	—	94	595	595	1,031
Tungamah (S)	1	—	47	—	—	—	—	—	—	47
Violet Town (S)	3	—	150	—	—	—	—	—	—	150
Waranga (S)	2	—	146	5	—	300	96	—	—	542
Yea (S)	3	—	190	—	—	—	42	—	—	232
Goulburn (SD)	**77**	**—**	**5,645**	**7**	**—**	**394**	**798**	**3,521**	**4,471**	**11,309**
NORTH EASTERN STATISTICAL DIVISION										
Beechworth (S)	1	—	70	—	—	—	43	—	—	113
Bright (S)	13	—	929	—	—	—	—	155	155	1,084
Chiltern (S)	2	—	163	—	—	—	42	—	—	205
Myrtleford (S)	—	—	—	—	—	—	—	—	—	—
Oxley (S)	8	—	740	—	—	—	—	—	—	740
Rutherglen (S)	3	—	167	—	—	—	—	—	—	167
Tallangatta (S) Pt A & B	4	—	428	—	—	—	43	100	100	570
Upper Murray (S)	3	—	223	—	—	—	—	—	—	223
Wangaratta (C)	5	—	377	—	—	—	84	—	—	461
Wangaratta (S)	—	—	—	—	—	—	—	—	—	—
Wodonga (Rural City)	31	—	2,453	—	—	—	57	100	1,124	3,634
Yackandandah (S) Pt A & B	1	—	70	—	—	—	—	60	60	130
Yarrawonga (S)	6	—	383	—	—	—	—	—	—	383
North Eastern (SD)	**77**	**—**	**6,002**	**—**	**—**	**—**	**269**	**415**	**1,439**	**7,710**
EAST GIPPSLAND STATISTICAL DIVISION										
Avon (S)	1	—	24	—	—	—	55	—	—	79
Bairnsdale (T)	12	—	987	—	—	—	—	409	409	1,396
Bairnsdale (S)	7	—	620	—	—	—	44	—	—	664
Maffra (S)	16	—	996	—	—	—	113	—	57	1,166
Omeo (S)	—	—	—	—	—	—	—	—	—	—
Orbost (S)	10	—	782	—	—	—	22	385	385	1,189
Sale (C)	2	—	80	—	—	—	44	—	—	124
Tambo (S)	13	—	1,050	4	—	183	113	201	201	1,547
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
East Gippsland (SD)	**61**	**—**	**4,539**	**4**	**—**	**183**	**391**	**995**	**1,052**	**6,164**

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 1990—*continued*

Statistical local area	New residential buildings: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building (b): Private sector ($'000)	Non-residential building (b): Total ($'000)	Total building ($'000)
CENTRAL GIPPSLAND STATISTICAL DIVISION										
Alberton (S)	3	—	340	—	—	—	—	—	—	340
Buln Buln (S)	8	1	657	—	—	—	20	—	—	677
Korumburra (S)	4	—	412	—	—	—	56	—	—	468
Mirboo (S)	2	—	144	—	—	—	—	—	—	144
Moe (C)	2	—	145	—	—	—	73	300	470	688
Morwell (S) Pt A & B	2	—	97	—	—	—	321	—	—	418
Narracan (S)	6	—	307	—	—	—	—	—	—	307
Rosedale (S)	12	—	510	—	—	—	59	—	—	569
South Gippsland (S)	10	—	557	—	—	—	140	—	—	697
Traralgon (C)	3	—	263	—	—	—	51	—	—	313
Traralgon (S)	2	—	226	—	—	—	41	—	—	267
Warragul (S)	5	—	448	—	—	—	20	—	—	468
Wooryal (S)	17	—	1,463	12	—	700	71	65	65	2,299
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Central Gippsland (SD)	**76**	**1**	**5,569**	**12**	**—**	**700**	**852**	**365**	**535**	**7,655**
EAST CENTRAL STATISTICAL DIVISION										
Bass (S)	4	—	357	—	—	—	204	480	480	1,041
Cranbourne (S) Pt B	6	—	473	—	—	—	13	—	—	486
Healesville (S) Pt B	—	—	—	—	—	—	—	—	—	—
Pakenham (S) Pt B	20	6	2,080	—	—	—	186	—	—	2,226
Phillip Island (S)	4	—	296	—	—	—	136	—	—	433
Upper Yarra (S)	3	—	287	—	—	—	121	—	—	408
Wonthaggi (B)	5	—	293	—	—	—	30	—	—	323
French Island	—	—	—	—	—	—	—	—	—	—
East Central (SD)	**42**	**6**	**3,747**	**—**	**—**	**—**	**690**	**480**	**480**	**4,917**
VICTORIA										
Victoria	**1,633**	**45**	**148,778**	**99**	**66**	**8,829**	**42,855**	**101,678**	**152,649**	**353,111**

(a) These statistical divisions correspond with the regions adopted by the Victorian Government in January 1982 except in the cases of the Metropolitan region and, because of consequential effects, the Central Highlands and Loddon-Campaspe regions. The Victorian Government Metropolitan region comprises the Melbourne and East Central Statistical Divisions and the Shires of Bacchus Marsh and Gisborne. (b) Details relating to individual classes of building are available on request.

CHART 3 VALUE OF ALL BUILDING APPROVED, VICTORIA

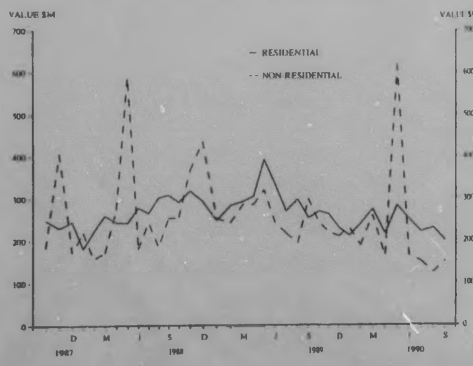


TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS, SEPTEMBER 1990

Statistical local area	New residential buildings: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building (a): Private sector ($'000)	Non-residential building (a): Total ($'000)	Total building ($'000)
GEELONG STATISTICAL SUBDIVISION										
Bannockburn (S) Pt A	—	—	—	—	—	—	15	—	—	15
Barrabool (S) Pt A	2	—	350	—	—	—	—	—	—	350
Bellarine (Rural City) Pt A	24	—	1,780	—	—	—	273	320	320	2,373
Corio (S) Pt A	6	—	609	—	—	—	158	1,132	1,588	2,355
Geelong (C)	1	—	90	—	—	—	327	—	267	684
Geelong West (C)	3	—	120	—	—	—	72	—	—	192
Newtown (C)	—	—	—	—	—	—	517	—	—	517
South Barwon (C) Pt A	2	—	215	—	—	—	52	60	313	580
Geelong (SSD)	**38**	**—**	**3,164**	**—**	**—**	**—**	**1,415**	**1,512**	**2,488**	**7,067**
BALLARAT STATISTICAL SUBDIVISION										
Ballarat (C)	7	—	329	2	—	90	85	1,324	1,538	2,042
Ballarat (S) Pt A	4	—	345	—	—	—	—	650	650	995
Bungaree (S) Pt A	4	1	264	—	—	—	12	—	—	276
Buninyong (S) Pt A	13	—	1,283	—	—	—	199	—	—	1,482
Grenville (S) Pt A	2	—	160	—	—	—	—	700	700	860
Sebastopol (B)	3	—	177	—	—	—	29	—	—	206
Ballarat (SSD)	**33**	**1**	**2,558**	**2**	**—**	**90**	**325**	**2,674**	**2,888**	**5,861**
BENDIGO STATISTICAL SUBDIVISION										
Bendigo (C)	8	—	764	2	—	102	129	585	585	1,580
Eaglehawk (B)	4	—	354	—	—	—	42	—	—	396
Huntly (S) Pt A	—	—	—	—	—	—	—	—	—	—
Marong (S) Pt A	11	—	1,023	—	—	—	32	—	—	1,054
Strathfieldsaye (S) Pt A	9	—	785	—	—	—	64	—	—	849
Bendigo (SSD)	**32**	**—**	**2,926**	**2**	**—**	**102**	**266**	**585**	**585**	**3,880**
SHEPPARTON-MOOROOPNA STATISTICAL SUBDIVISION										
Rodney (S) Pt A	7	—	518	—	—	—	32	96	96	646
Shepparton (C)	6	—	408	2	—	94	108	2,645	3,595	4,305
Shepparton (S) Pt A	3	—	274	—	—	—	94	595	595	963
Shepparton-Mooroopna (SSD)	**16**	**—**	**1,200**	**2**	**—**	**94**	**234**	**3,336**	**4,286**	**5,814**
WODONGA STATISTICAL SUBDIVISION										
Beechworth (S)	1	—	70	—	—	—	43	—	—	113
Chiltern (S)	2	—	163	—	—	—	42	—	—	205
Tallangatta (S) Pt A	2	—	233	—	—	—	—	—	—	233
Wodonga (Rural City)	31	—	2,453	—	—	—	57	100	1,124	3,634
Yackandandah (S) Pt A	1	—	70	—	—	—	—	60	60	130
Wodonga (SSD)	**37**	**—**	**2,989**	**—**	**—**	**—**	**142**	**160**	**1,184**	**4,315**

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

Period	Hotels etc	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
MELBOURNE STATISTICAL DIVISION											
1987-88	60,282	260,901	335,908	1,484,831	215,591	107,964	8,318	92,689	41,330	30,877	2,648,691
1988-89	237,664	297,269	440,062	1,248,556	328,502	159,351	9,483	80,613	121,381	35,503	2,958,385
1989-90	41,660	410,562	444,380	997,645	291,060	165,757	21,157	77,425	39,462	46,672	2,585,781
1989 July	485	47,435	45,836	39,619	21,816	7,648	400	1,908	7,335	860	173,342
August	4,940	24,340	32,206	41,979	32,542	17,526	1,080	7,001	5,227	629	167,470
September	9,000	17,657	33,351	159,315	21,857	19,632	5,135	2,320	5,584	4,136	277,988
1990 July	7,640	23,861	19,177	33,156	26,585	8,587	865	1,823	1,848	4,971	128,513
August	4,547	16,011	13,931	39,091	13,548	8,147	1,869	304	3,334	4,780	105,563
September	420	39,334	12,161	31,196	12,798	10,855	2,636	3,964	1,407	1,475	116,247
BARWON STATISTICAL DIVISION											
1987-88	4,511	14,390	19,777	8,397	17,333	8,186	845	1,495	4,014	6,862	85,809
1988-89	2,566	13,844	22,335	15,235	15,631	14,722	1,150	1,201	4,381	3,530	96,596
1989-90	3,869	12,272	18,736	18,197	10,584	12,250	1,146	2,913	2,881	35,306	118,154
1989 July	—	1,062	202	2,091	674	—	—	2,500	60	132	6,721
August	900	1,338	2,548	646	800	1,710	—	116	—	342	8,401
September	—	1,584	3,716	232	42	300	170	—	—	299	6,343
1990 July	525	955	824	828	210	—	—	—	—	—	3,342
August	78	50	83	1,405	1,676	496	—	—	1,870	—	5,658
September	—	482	440	200	250	2,476	—	—	2,100	—	5,948
SOUTH WESTERN STATISTICAL DIVISION											
1987-88	1,448	3,669	4,023	2,865	4,493	3,562	638	809	1,127	3,206	25,840
1988-89	4,506	4,489	1,627	2,283	3,970	2,131	906	231	874	603	21,521
1989-90	766	2,763	1,312	1,947	5,284	3,718	165	1,627	334	519	18,436
1989 July	380	1,855	—	550	600	1,486	—	97	—	52	5,020
August	—	182	81	100	163	260	—	—	—	—	786
September	115	—	212	100	—	186	—	—	—	35	648
1990 July	—	150	—	55	50	1,245	—	—	—	—	1,500
August	75	—	2,060	55	—	110	—	106	—	—	2,407
September	150	95	365	—	700	—	—	13,500	—	—	14,810
CENTRAL HIGHLANDS STATISTICAL DIVISION											
1987-88	1,852	10,308	2,313	5,843	5,205	4,661	466	3,617	9,158	4,202	47,627
1988-89	2,824	8,870	6,248	3,665	6,043	6,763	1,230	3,550	684	1,725	41,603
1989-90	2,239	4,584	7,913	4,630	5,662	4,500	726	5,416	1,137	1,791	38,096
1989 July	1,128	1,253	445	300	260	725	—	212	—	341	4,665
August	403	232	145	565	40	—	—	—	160	—	1,545
September	—	703	40	110	148	582	—	670	—	—	2,253
1990 July	120	310	276	109	154	—	—	—	580	—	1,549
August	500	603	1,000	615	700	350	80	—	—	—	3,848
September	—	1,337	—	490	800	450	184	—	—	824	4,085

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
WIMMERA STATISTICAL DIVISION											
1987-88	1,713	752	1,030	590	1,398	3,279	428	3,385	520	487	13,583
1988-89	988	619	473	401	839	2,045	37	225	73	351	6,053
1989-90	2,477	3,133	331	1,346	749	198	65	5,949	80	780	15,308
1989 July	347	—	—	—	—	—	—	48	30	—	425
August	—	523	60	200	—	—	—	—	—	90	873
September	—	35	220	55	130	—	65	—	—	330	835
1990 July	—	470	—	—	—	69	—	—	69	—	608
August	—	—	70	—	—	—	200	—	109	428	807
September	—	—	50	—	—	—	—	—	—	—	50
NORTHERN MALLEE STATISTICAL DIVISION											
1987-88	3,092	5,297	3,718	3,134	3,701	1,061	340	2,032	661	390	23,426
1988-89	3,312	5,495	1,666	2,603	3,630	2,940	400	550	735	783	22,115
1989-90	1,221	1,806	1,932	2,166	1,652	438	35	374	491	245	10,261
1989 July	—	177	446	—	174	—	—	150	311	—	1,258
August	—	50	82	581	—	—	—	—	—	37	750
September	70	65	—	70	70	—	—	—	—	58	333
1990 July	—	450	—	965	362	—	—	—	—	—	1,777
August	—	340	—	—	150	—	—	—	—	—	490
September	—	70	60	1,300	750	—	220	—	—	—	2,400
LODDON CAMPASPE STATISTICAL DIVISION											
1987-88	3,850	15,718	4,712	2,121	5,513	7,980	420	3,086	1,622	30,009	74,961
1988-89	4,147	19,236	6,265	6,038	5,139	13,114	401	8,401	2,251	2,659	68,153
1989-90	2,488	10,702	5,175	12,179	8,304	8,102	177	6,504	9,142	1,030	63,802
1989 July	480	2,245	42	4,397	325	729	—	—	1,846	—	10,063
August	79	370	70	476	812	741	—	—	872	70	3,490
September	180	1,475	375	569	1,055	—	—	—	500	30	4,084
1990 July	—	395	—	480	—	—	50	—	68	59	1,052
August	—	70	258	280	55	213	—	—	80	—	956
September	195	180	427	330	—	—	—	—	—	—	1,132
GOULBURN STATISTICAL DIVISION											
1987-88	11,170	6,344	6,134	3,344	7,100	1,374	696	4,840	1,664	1,876	44,542
1988-89	11,136	5,874	6,605	3,264	5,898	1,431	1,230	5,875	714	2,979	45,027
1989-90	10,862	5,476	5,270	2,891	8,225	5,440	—	4,497	2,296	1,196	46,155
1989 July	—	877	1,725	348	637	695	—	50	135	331	4,798
August	210	530	70	120	316	—	—	—	80	30	1,356
September	325	160	299	50	330	80	—	—	193	—	1,437
1990 July	7,660	140	60	50	120	—	—	—	—	—	8,030
August	—	—	285	198	223	—	—	340	—	267	1,213
September	—	430	291	1,200	—	500	—	—	950	1,100	4,471

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
NORTH EASTERN STATISTICAL DIVISION											
1987-88	11,902	4,880	3,673	1,462	5,387	968	325	527	1,366	1,728	32,219
1988-89	4,712	3,548	10,454	2,407	3,811	14,370	—	4,964	1,718	451	46,436
1989-90	3,733	2,354	5,017	4,648	5,919	6,630	380	2,509	434	2,008	33,632
1989 July	89	—	35	420	140	—	—	—	50	—	734
August	—	168	961	600	148	—	—	101	—	33	2,011
September	—	60	204	—	799	—	65	—	—	30	1,158
1990 July	135	—	—	—	545	—	—	—	70	—	750
August	—	—	—	180	—	—	—	—	190	65	435
September	255	—	60	100	—	—	—	—	—	1,024	1,439
EAST GIPPSLAND STATISTICAL DIVISION											
1987-88	2,464	2,457	2,110	3,847	1,988	4,895	12	615	479	2,149	21,517
1988-89	843	3,801	2,189	2,852	926	570	608	4,042	826	7,597	17,755
1989-90	5,498	2,338	2,018	3,591	1,662	638	—	2,519	242	472	19,979
1989 July	900	366	253	367	—	1,353	—	—	—	240	3,479
August	—	700	122	67	80	—	—	70	—	—	999
September	—	390	56	—	70	—	—	—	—	104	621
1990 July	—	431	80	80	—	—	—	—	—	220	811
August	—	552	—	204	—	—	80	—	—	—	616
September	160	431	269	—	135	—	—	—	57	—	1,052
CENTRAL GIPPSLAND STATISTICAL DIVISION											
1987-88	1,688	2,165	4,493	3,417	3,177	3,918	225	504	2,680	2,805	30,092
1988-89	2,470	5,555	7,000	4,321	2,669	3,537	524	1,417	1,359	982	31,835
1989-90	5,065	5,527	7,080	4,295	5,581	6,144	800	2,523	1,945	1,566	45,326
1989 July	640	39	4,913	146	240	—	—	100	189	—	6,267
August	255	1,460	620	200	1,070	—	80	135	121	—	4,241
September	—	1,703	42	480	482	301	—	—	—	—	3,009
1990 July	—	—	—	176	50	1,955	—	98	328	165	3,055
August	71	144	80	100	—	185	—	—	—	50	632
September	—	—	—	—	—	—	—	—	365	170	535
EAST CENTRAL STATISTICAL DIVISION											
1987-88	1,532	2,285	882	1,152	2,106	227	—	—	597	1,713	10,497
1988-89	1,792	6,034	3,817	5,635	1,487	1,321	216	2,080	836	240	22,968
1989-90	244	1,502	1,188	1,645	1,656	350	121	6,595	714	1,179	19,195
1989 July	—	180	—	421	180	—	—	—	95	—	876
August	—	250	150	1,361	440	90	—	—	—	—	2,191
September	44	539	103	160	70	52	—	—	—	—	968
1990 July	—	240	196	—	55	310	—	—	—	—	801
August	—	80	820	250	—	—	—	—	60	1,864	3,074
September	—	480	—	—	—	—	—	—	—	—	480

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

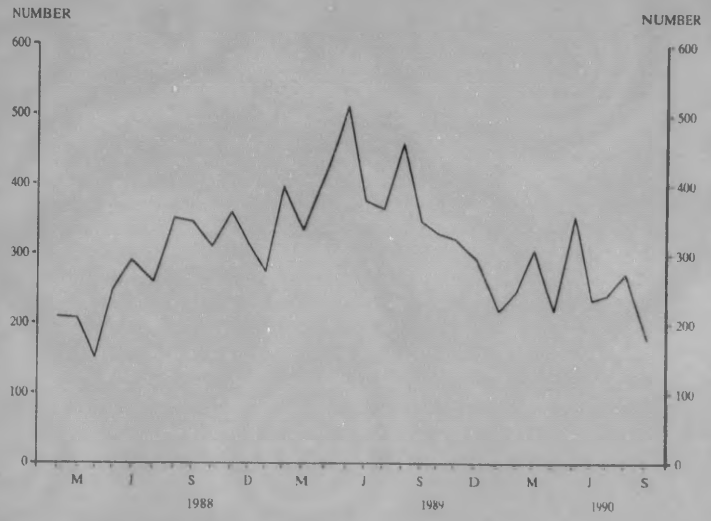
Period	*Hotels etc*	*Shops*	*Factories*	*Offices*	*Other business premises*	*Educational*	*Religious*	*Health*	*Entertainment and recreational*	*Miscellaneous*	*Total*
					TOTAL VICTORIA						
1987-88	105,504	334,168	388,772	1,521,023	272,992	148,086	12,714	113,520	65,717	96,307	3,058,805
1988-89	276,948	376,646	508,242	1,296,762	378,537	222,298	16,085	115,650	135,854	51,403	3,378,426
1989-90	80,343	465,895	500,422	1,058,020	346,769	215,364	24,272	123,651	109,130	92,852	3,016,617
1989 July	4,449	55,489	53,897	48,659	25,046	12,635	400	5,065	10,052	1,956	217,648
August	6,787	30,144	37,115	46,794	36,372	20,327	1,460	7,423	6,460	1,231	194,314
September	9,734	24,372	38,518	161,142	25,053	21,133	5,435	2,990	6,277	5,022	299,677
1990 July	16,080	37,402	20,613	35,900	28,131	12,167	915	2,204	2,963	5,414	151,789
August	3,271	17,630	18,587	42,177	16,353	9,502	2,229	650	5,644	7,454	125,649
September	1,180	42,839	14,123	34,816	15,433	14,281	3,040	17,464	4,879	4,593	152,648

TABLE 11. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED BY SELECTED STATISTICAL DIVISIONS (SD) AND SUBDIVISIONS (SSD)

Statistical division / subdivision	*1988-89*	*1989-90*	*July - Sep 1990-91*	*Sep 1991*
Melbourne (SD)	3,477	2,913	559	140
Geelong (SSD)	102	112	20	2
Barwon (SD)	183	238	49	5
South Western (SD)	40	45	8	5
Ballarat (SSD)	63	34	2	2
Central Highlands (SD)	84	57	2	2
Wimmera (SD)	6	15	—	—
Northern Mallee (SD)	49	40	2	—
Bendigo (SSD)	91	74	13	3
Loddon-Campaspe (SD)	137	126	14	3
Shepparton-Mooroopna (SSD)	24	28	10	4
Goulburn (SD)	88	83	19	6
Wodonga (SSD)	62	66	6	6
North Eastern (SD)	92	96	15	7
East Gippsland (SD)	39	36	8	4
Morwell (SSD)	10	—	—	—
Central Gippsland (SD)	52	37	12	3
East Central (SD)	20	27	6	—
Victoria	**4,267**	**3,703**	**694**	**177**

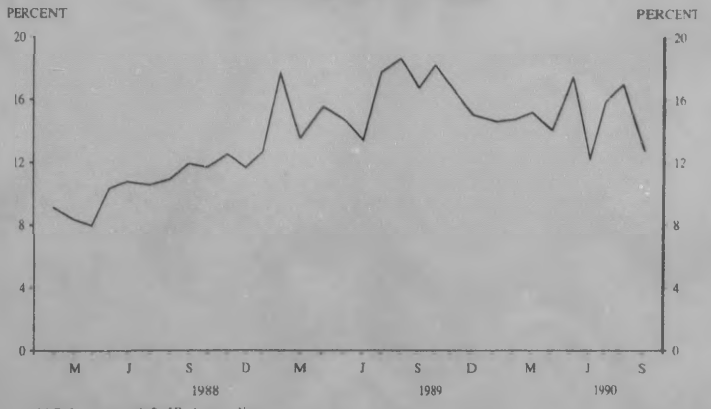
(a) Refer to paragraph 8 of the Explantory Notes.

CHART 4 NUMBER OF NEW DUAL OCCUPANCY (a) DWELLING UNITS APPROVED



(a) Refer to paragraph 8 of Explanatory Notes.

CHART 5 NEW DUAL OCCUPANCY (a) DWELLING UNITS APPROVED, EXPRESSED AS A PERCENTAGE OF TOTAL NEW DWELLING UNITS APPROVED MELBOURNE STATISTICAL DIVISION



(a) Refer to paragraph 8 of Explanatory Notes.

TABLE 12. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area	1988-89	1989-90	July - Sep 1990-91	Sep 1990
Altona (C)	96	128	27	11
Berwick (C)	161	144	24	10
Box Hill (C)	93	98	17	2
Brighton (C)	59	29	5	2
Broadmeadows (C)	161	204	47	10
Brunswick (C)	13	10	4	–
Bulla (S)	14	6	8	2
Camberwell (C)	176	88	8	4
Caulfield (C)	94	56	5	1
Chelsea (C)	70	42	16	8
Coburg (C)	29	23	4	1
Collingwood (C)	2	4	–	–
Cranbourne (S) Pt A	86	42	4	–
Croydon (C)	40	42	7	2
Dandenong (C)	89	18	6	2
Diamond Valley (S)	27	11	5	2
Doncaster and Templestowe (C)	134	109	11	3
Eltham (S)	19	18	2	–
Essendon (C)	102	53	9	4
Fitzroy (C)	6	2	–	–
Flinders (S)	23	12	2	–
Footscray (C)	14	10	4	–
Frankston (C)	96	60	20	8
Hastings (S)	23	22	–	–
Hawthorn (C)	14	13	–	–
Healesville (S) Pt A	1	–	–	–
Heidelberg (C)	89	82	25	4
Keilor (C)	135	165	38	5
Kew (C)	52	28	1	–
Knox (C)	79	80	3	2
Lillydale (S)	40	51	5	–
Malvern (C)	85	29	1	–
Melbourne (C)	10	6	–	–
Melton (S)	63	48	12	4
Moorabbin (C)	171	156	34	10
Mordialloc (C)	46	34	7	2
Mornington (S)	15	10	–	–
Northcote (C)	26	12	6	2
Nunawading (C)	193	158	29	7
Oakleigh (C)	52	48	9	–
Pakenham (S) Pt A	–	4	–	–
Port Melbourne (C)	2	–	–	–
Prahran (C)	32	13	1	1
Preston (C)	51	67	13	5
Richmond (C)	8	4	4	–
Ringwood (C)	150	97	10	4
St Kilda (C)	5	2	–	–
Sandringham (C)	54	48	–	–
Sherbrooke (S)	8	–	–	–
South Melbourne (C)	8	8	–	–
Springvale (C)	100	85	18	7
Sunshine (C)	74	94	20	6
Waverley (C)	135	135	24	7
Werribee (C)	119	120	36	9
Whittlesea (C)	58	79	11	6
Williamstown (C)	15	46	3	–
Melbourne Statistical Division	**3,477**	**2,913**	**559**	**140**
Rest of Victoria	**790**	**790**	**135**	**37**
Total Victoria	**4,267**	**3,703**	**694**	**177**

(a) Refer to paragraph 8 of the Explanatory Notes.

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 effect non-residential building data. In particular, care should be taken interpreting data for specific classes of non-residential building. Appendix tables A and B show details of the value of non-residential building approvals based on the old and new cut-off values.

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 11 and 12 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 buildings.* 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).

General

12. 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

13. 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.

14. 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.

15. 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.

16. 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 23 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

17. Commencing with the July 1988 issue the base year of constant price estimates of building approvals has been changed to 1984-85. (Previously, constant price estimates in this publication have been published on a 1979-80 base).

18. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities 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.

19. 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 1979-80 to 1984-85* (5227.0).

20. Estimates of the quarterly value of building approvals at average 1984-85 prices are presented for Victoria in Table 4. Monthly value data at constant prices are not available.

21. 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'.

22. 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

23. Commencing with the November 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.

24. 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.

25. 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.

Unpublished data and related publications

26. 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.

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

Building Approvals, Australia (8731.0) (monthly) ($8.50)

Building Approvals, Victoria - Small Area Summary (8733.2) (annual) ($7.00)

Dwelling Unit Commencements Reported by Approving Authorities, Victoria (8741.2) (monthly) ($8.00)

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) (quarterly) ($4.50)

Building Activity, Australia (8752.0) (quarterly) ($12.50)

Building Activity, Victoria (8752.2) (quarterly) ($8.50)

Building, Victoria (8710.2) ($11.50)

28. 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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CPI HOTLINE This service has the latest Consumer Price Index and movement data for Melbourne and Australia. Telephone (03) 615 7777.

Symbols and other usages

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

– not applicable

– nil or rounded down to zero

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

R.A.CROCKETT
Deputy Commonwealth Statistician

APPENDIX 1: VALUE OF BUILDING APPROVED, VICTORIA
COMPARISON USING $30,000 AND $50,000 CUT-OFF LIMITS FOR NON-RESIDENTIAL BUILDING (a)
($ million)

	Non-residential building				Total Building			
	Private Sector		Total		Private Sector		Total	
Period	Old basis	New basis	Old basis	New basis	Old basis	New basis	Old basis	New basis
1987-88	2,437.0	2,351.8	3,058.8	2,957.0	5,143.1	5,057.8	5,887.9	5,786.2
1988-89	2,785.4	2,741.8	3,378.4	3,326.1	6,303.4	6,259.8	7,021.3	6,969.0
1989-90	2,587.0	2,545.5	3,016.6	2,969.7	5,537.8	5,496.3	6,085.0	6,038.1
1989								
April	249.8	246.7	286.5	282.5	549.3	546.2	592.1	588.1
May	280.7	277.4	321.2	317.5	656.4	653.1	714.4	710.7
June	189.4	185.0	243.0	238.0	495.9	491.5	577.7	572.7
July	196.5	192.6	217.6	213.4	459.5	455.6	488.1	483.9
August	169.6	166.0	194.1	190.1	453.2	449.6	491.8	487.8
September	272.7	269.3	299.7	295.7	523.4	520.0	554.1	550.1
October	227.4	223.3	244.0	239.8	494.6	490.5	514.1	509.9
November	174.8	170.4	220.5	215.7	430.8	426.4	483.8	479.0
December	172.8	169.4	211.1	207.2	397.4	394.0	442.0	438.1
1990								
January	177.8	175.3	230.7	227.7	382.3	379.8	443.2	440.2
February	156.4	152.7	188.9	184.3	391.8	388.1	430.1	425.5
March	221.6	217.7	260.9	256.7	477.8	473.9	536.4	532.2
April	133.4	130.9	162.9	160.1	345.0	342.5	379.5	376.7
May	548.6	545.2	620.1	616.0	821.7	818.3	905.1	901.0
June	135.3	132.8	166.0	163.0	360.3	357.8	416.8	413.7
MONTH TO MONTH MOVEMENTS (%)								
1989								
March-April	2.5	2.4		-0.2	2.5	2.5	2.2	2.1
April-May	12.4	12.4	12.1	12.4	19.5	19.6	20.7	20.8
May-June	-32.5	-33.3	-24.3	-25.0	-24.5	-24.7	-19.1	-19.4
June-July	3.7	4.1	-10.5	-10.3	-7.3	-7.3	-15.5	-15.5
July-August	-13.7	-13.8	-10.8	-10.9	-1.4	-1.3	0.8	0.8
August-September	60.8	62.2	54.4	55.5	15.5	15.7	12.7	12.8
September-October	-16.6	-17.1	-18.6	-18.9	-5.5	-5.7	-7.2	-7.3
October-November	-23.1	-23.7	-9.6	-10.1	-12.9	-13.1	-5.9	-6.1
November-December	-1.1	-0.6	-4.3	-3.9	7.8	-7.6	8.6	8.5
December-January 1990	2.9	3.5	9.3	9.9	-3.8	-3.6	0.3	0.5
1990								
January-February	-12.0	-12.9	-18.1	-19.1	2.5	2.2	-3.0	-3.3
February-March	41.7	42.6	38.1	39.3	21.9	22.1	24.7	25.1
March-April	-39.8	-39.9	-37.6	-37.6	-27.8	-27.7	-29.3	-29.2
April-May	311.2	316.5	280.7	284.8	138.2	138.9	138.5	139.2
May-June	-75.3	-75.6	-73.2	-73.5	-56.2	-56.3	-53.9	-54.1

(a) Refer to paragraph 4 of the Explanatory Notes.

APPENDIX 2: VALUE OF NON-RESIDENTIAL BUILDING APPROVED BY CLASS OF BUILDING, VICTORIA
COMPARISON USING $30,000 AND $50,000 CUT-OFF LIMITS (a)
($ million)

			1990					
	1989-90		April		May		June	
Class of Building	*Old basis*	*New basis*	*Old basis*	*New basis*	*Old basis*	*New basis*	*Old basis*	*New basis*
Hotels, etc	80.2	79.3	6.8	6.8	21.4	21.3	6.1	6.0
Shops	465.9	451.3	21.9	20.9	18.9	17.8	21.6	20.7
Factories	500.4	494.6	27.5	27.0	46.5	46.0	38.1	37.7
Offices	1,058.0	1,048.2	50.8	50.2	413.7	412.8	25.1	24.6
Other business premises	346.8	339.6	13.0	12.8	52.8	52.0	25.2	24.6
Educational	215.4	213.1	17.9	17.8	15.2	14.9	20.6	20.3
Religious	24.3	23.9	1.8	1.7	1.4	1.4	0.5	0.5
Health	123.7	122.4	10.4	10.3	7.6	7.5	11.9	11.9
Entertainment and recreational	109.1	107.3	9.7	9.5	8.1	7.8	10.3	10.1
Miscellaneous	92.9	90.0	3.1	3.0	34.6	34.4	6.7	6.6
Total non-residential building	**3,016.6**	**2,969.7**	**162.9**	**160.1**	**620.1**	**616.0**	**166.0**	**163.0**

(a) Refer to paragraph 4 of the Explanatory Notes.


VICTORIA
Statistical Local Areas
City (C), Town (T), Borough (B), Rural City (RC), Shire (S)
MILDURA(C)
MILDURA(S)
SWAN HILL(S)
WALPEUP(S)
SWAN HILL(C)
KARKAROOC(S)
MYCHE PROOF(S)
KERANG(B)
KERANG(S)
COHUNA(S)
DIMBOOLA(S)
BIRCHIP(S)
LOWAN(S)
WARRACKNABEAL(S)
GORDON(S)
TECHUCA(C)
NATHALIA(S)
KANIVA(S)
DONALD(S)
CHARLTON(S)
EAST LODDON(S)
ROCHESTER(S)
DEAKIN(S)
TUNGAMAH(S)
WODONGA(RC)
UPPER MURRAY(S)
DUNMUNKLE(S)
KOROROIT(S)
HUNTLY(S)
RODNEY(S)
WANGARATTA(C)
WANGARATTA(S)
VIOLET TOWN(S)
BENALLA(C)
BENALLA(S)
TALLANGATTA(S)
HORSHAM(C)
ST ARNAUD(T)
WARANGA(S)
TUROA(S)
OMEO(S)
KOWREE(S)
ARAPILES(S)
WIMMERA(S)
STAWELL(S)
STAWELL(C)
KARA KARA(S)
BET BET(S)
MARONG(S)
MALDON(S)
McIVOR(S)
GOULBURN(S)
OAKLEY(S)
BRIGHT(S)
AVOCA(S)
SEYMOUR(S)
LEXTON(S)
PYALONG(S)
WANSHELO(S)
WANNON(S)
DUNDAS(S)
ARARAT(C)
ARARAT(S)
RIPON(S)
BELLA(S)
YEA(S)
ALEXANDRA(S)
AVON(S)
GLENELG(S)
HAMILTON(C)
MT ROUSE(S)
UPPER YARRA(S)
MAFFRA(S)
ORBOST(S)
HEYWOOD(S)
MORTLAKE(S)
HAMPDEN(S)
LEIGH(S)
CORIO(S)
BULN BULN(S)
BAIRNSDALE(S)
BAIRNSDALE(C)
TAMBO(S)
MINHAMITE(S)
PORTLAND(C)
CAMPERDOWN(T)
COLAC(S)
MOE(C)
ROSEDALE(S)
SALE(C)
WEYTESBURY(S)
COLAC(C)
BARWON(C)
PHILLIP ISLAND(S)
BASS(S)
WOORAYL(S)
ALBERTON(S)
OTWAY(S)
WONTHAGGI(S)
SOUTH GIPPSLAND(S)

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Statistical Local Areas

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