



AUSTRALIAN BUREAU OF STATISTICS

Building Activity

Victoria

Catalogue No. 8752.2

**December
quarter
1986**

**BUILDING ACTIVITY, VICTORIA
DECEMBER QUARTER 1986****INQUIRIES**

Inquiries concerning these statistics may be made by telephoning Information Services (Building statistics) on Melbourne (03) 653 0181; for advice on the interpretation of these statistics ask for Damley de Souza.

CONTENTS

Table		Page
	Main features	2
	Explanatory notes	4
	Summary of building activity -	
1	Victoria	8
2	Private sector	12
3	Public sector	16
4	Melbourne Statistical Division	20
5	Remainder of State	23
	Dwellings -	
6	Number of new dwellings by ownership and class of builder	26
7	Number of new houses built by contract builders for private ownership by completion, value range, and stage of construction	27
8	Value of new houses built by contract builders for private ownership by completion, value range, and stage of construction	27
	Seasonal adjustment -	
9	Selected building activity statistics	28
	Constant prices -	
10	Selected building activity statistics	29
	Relative standard errors -	
11	Summary of building activity, private sector and total	31

MAIN FEATURES

The number of new dwelling units commenced in the December quarter 1986 (8,660) was 5 per cent higher than in the September quarter 1986 (8,220) but 12 per cent lower than in the December quarter 1985 (9,850).

In seasonally adjusted terms the number of new dwelling units commenced in the December quarter 1986 (8,500) was 9 per cent higher than in the September quarter 1986 (7,820) but 12 per cent lower than in the December quarter 1985 (9,680).

The value of total dwelling unit commencements in 1986 represents 52.0 per cent of the value of total building. This compares with 59.3 per cent in 1985, 61.7 per cent in 1984, and 61.8 per cent in 1983.

The largest type of non-residential building commencements, i.e. Offices, has had an increasing share of the value of total building over the same periods, i.e. 8.1 per cent in 1983, 11.0 per cent in 1984, 14.0 per cent in 1985, and 20.3 per cent in 1986.

Diagram 1

TOTAL VALUE OF ALL BUILDING UNDER CONSTRUCTION,
VICTORIA
(\$m)

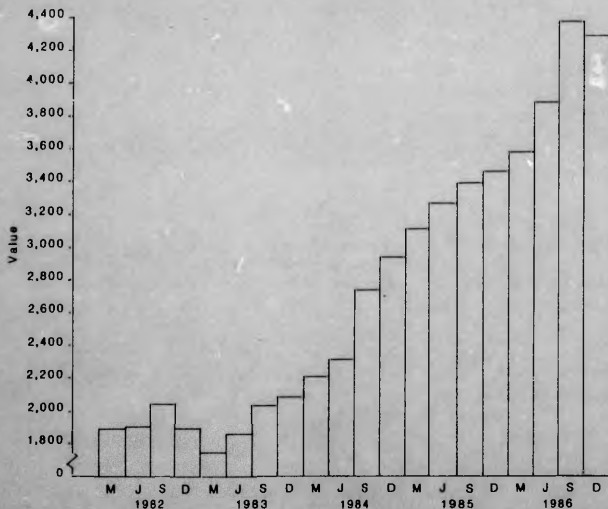


Diagram 1

The total value of all building under construction in the December quarter 1986 (\$4,295.1m) was 2 per cent lower than in the September quarter 1986 (\$4,390.4m).

NUMBER OF NEW DWELLINGS,
VICTORIA

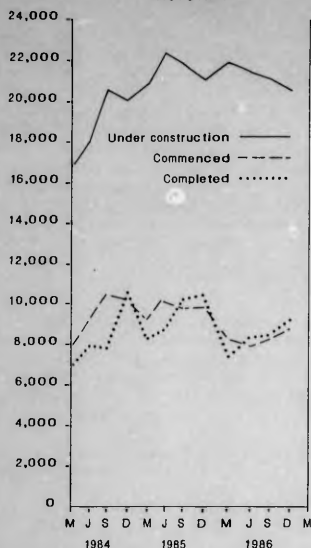


Diagram 2

VALUE OF NEW DWELLINGS,
VICTORIA
(\$m)

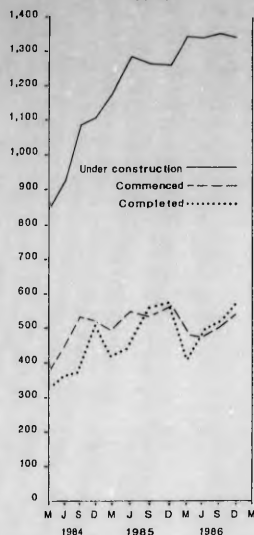


Diagram 3

Diagram 2

The number of new dwelling units under construction in the December quarter 1986 (20,540) was 2 per cent lower than in the December quarter 1985 (21,030) and 3 per cent lower than in the September quarter 1986 (21,190).

Diagram 3

The value of new dwelling units under construction in the December quarter 1986 (\$1,341.7m) was 1 per cent lower than in the September quarter 1986 (\$1,354.6m) but 6 per cent higher than in the December quarter 1985 (\$1,263.2m).

EXPLANATORY NOTES

Introduction

This publication contains detailed results for the December quarter 1986 from the quarterly Building Activity Survey.

From the September quarter 1985, the scope of the Building Activity Survey had changed in respect of non-residential building activity. Only non-residential building jobs (both new and alterations and additions) with an approval value of \$30,000 or more were included in the survey. For periods prior to September quarter 1985, the survey included non-residential building jobs with an approval value of \$10,000 or more.

2. The statistics were compiled on the basis of returns collected from builders and other individuals and organisations engaged in building activity. The quarterly survey consists of two components:

- (a) a sample survey of private sector involving new house construction or alterations and additions valued at \$10,000 or more to houses; and
- (b) a complete enumeration of jobs involving construction of new residential buildings other than private sector houses, all alterations and additions to residential buildings (other than private sector houses) with an approval value of \$10,000 or more, and all non-residential building jobs with an approval value of \$30,000 or more.

3. The use of sample survey techniques in the Building Activity Survey means that reliable estimates of private sector house building activity, including alterations and additions to houses, are available only at the State level. Further geographic disaggregations are not available. However, dwelling unit commencement data for regions below the State level are published in the monthly series of Dwelling Unit Commencements Reported by Approving Authorities, Victoria (8741.2) (monthly). Data from this series, unlike those compiled from the Building Activity Survey, are based on information reported by local and other government authorities.

Scope and coverage

4. 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.

5. Building jobs included in each quarter in the Building Activity Survey comprise those building jobs selected in previous quarters which have not been completed (or commenced) by the end of the previous quarter and those building jobs newly selected in the current quarter. The population list from which

building jobs are selected for inclusion comprises all approved building jobs which were notified to the ABS up to but not including the last month of the reference quarter (i.e. up to the end of August in respect of the September quarter survey). This introduces a lag to the statistics in respect of those building jobs notified and commenced in the last month of the reference quarter (i.e. for the month of September in respect of the September quarter survey). For example, building jobs which were notified as approved in the month of June and which actually commenced in that month are shown as commencements in the September quarter. Similarly, building jobs which were notified in the month of September and which actually commenced in that month are shown as commencements in the December quarter.

Definitions

6. 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.

7. 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. The value of units of this type is included in the appropriate category of *other building*.

8. 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*.

(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 town houses, duplexes, apartment buildings, etc.).

9. 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 the tables but is shown as a note following Table 1.

10. *Commenced.* A building job is regarded as commenced when the first physical building activity has been performed on site in the form of materials fixed in place and/or labour expended (this includes site preparation but excludes delivery of building materials, the drawing of plans and specifications, and the construction of non-building infrastructures, such as roads).

11. *Under construction.* A building job is regarded as being under construction at the end of a period if it has been commenced but has not been completed, and work on it has not been abandoned.

12. *Completed.* A building job is regarded as completed when building activity has progressed to the stage where the building can fulfil its intended function. In practice, building jobs are treated as completed when notified as such by respondents to the survey.

Valuation of building jobs

13. The value series in this publication are derived from estimates reported on survey returns as follows:

- (a) *Value of building commenced, or under construction* represents the anticipated completion value based, where practicable, on the estimated market or contract price of building jobs excluding the value of land and landscaping. Site preparation costs are included. Where building jobs proceed over several quarters the anticipated completion value reported on the return for the first (commencement) quarter may be amended on returns for subsequent (under construction) quarters as the job nears completion.
- (b) *Value of building completed* represents the actual completion value based, where practicable, on the market or contract price of building jobs including site preparation costs and excluding the value of land and landscaping.
- (c) *Value of building work done during the period* represents the estimated value of building work actually carried out during the quarter on building jobs which have commenced.
- (d) *Value of building work yet to be done* represents the difference between the anticipated completion value and the estimated value of work done on building jobs up to the end of the period.

Building classification

14. *Ownership.* The ownership of a building is classified at the time of approval as either *private sector* or *public sector* according to the 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.

15. *Builder type.* Houses are classified according to the type of builder as follows:

- (a) *Contractor-built houses.* Those constructions by a private recognised building contractor, either under contract, or in anticipation of sale or rental.
- (b) *Houses built by other than contract builders.* Those constructed by an owner (other than a recognised building contractor) or under his direction, without the services of a single contractor responsible for the whole job. Houses built by businesses (other than recognised building contractors) and public sector organisations are also included in this category.

16. *Functional classification of buildings.* A building is classified according to its intended major function. Hence, 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 the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'Educational'.

17. Examples of the types of buildings included under each main functional heading are shown in the following list:

- (a) *Houses.* Includes cottages, bungalows, detached caretakers' / managers' cottages, rectories.
- (b) *Other residential buildings.* Includes blocks of flats, home units, attached town houses, villa units, terrace houses, semi-detached houses, maisonettes.
- (c) *Hotels, etc.* Includes motels, hostels, boarding houses, guest houses, holiday apartment buildings.
- (d) *Shops.* Includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades.
- (e) *Factories.* Includes paper mills, oil refinery buildings, brickworks, foundries, power houses, manufacturing laboratories, workshops as part of a manufacturing process.

- (f) *Offices.* Includes banks, post offices, council chambers, head and regional offices.
- (g) *Other business premises.* Includes warehouses, storage depots, service stations, transport depots and terminals, electricity substation buildings, pumping station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios.
- (h) *Educational.* Includes schools, colleges, kindergartens, libraries, art galleries, research and teaching laboratories, theological colleges.
- (i) *Religious.* Includes churches, chapels, temples.
- (j) *Health.* Includes hospitals, nursing homes, surgeries, clinics, medical centres.
- (k) *Entertainment and recreational.* Includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, sports and recreation centres.
- (l) *Miscellaneous.* Includes law courts, homes for the aged (where medical care is not provided as normal service), orphanages, gaols, barracks, mine buildings, glass houses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire, and police stations.

Reliability of the estimates

18. Since the figures for private sector house building activity (including alterations and additions) are derived from information obtained from a sample of approved building jobs they are subject to sampling error; that is, they may differ from the figures that would have been obtained if information for all approved jobs for the relevant period had been included in the survey. A measure of the likely difference is given by the relative standard error of each estimate. There are about two chances in three that a sample estimate will differ by less than one standard error from the figure that would have been obtained if all approved jobs had been included, and about nineteen chances in twenty that the difference will be less than two standard errors. Relative standard errors of the estimates are shown in Table 11.

19. An example of the use of standard errors is as follows. From Table 2 it can be seen that the estimate of the number of new private sector houses commenced during the quarter ended December 1986 is 6,880. The associated relative standard error is 2.6 per cent (see Table 11). Therefore, there are about two chances in three that the value which would have been obtained if information had been obtained about all approved private sector house jobs would have been within the range 6,700 to 7,060 and about nineteen chances in twenty that the value would have been within the range 6,520 to 7,240.

20. The imprecision due to sampling variability, which is measured by the relative standard error, should not be confused with inaccuracies that may occur because of inadequacies in the source of building approval information, imperfections in reporting by respondents, and errors made in the coding and processing of data. Inaccuracies of this kind occur in any enumeration whether it be a full count or only a sample. Every effort is made to reduce the non-sampling error to a minimum by the careful design of questionnaires, efforts to obtain responses for all selected building jobs, and efficient operating procedures.

Seasonal adjustment

21. Seasonally adjusted building statistics are shown in Table 9. 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 quarter and the effect of the movement in the date of Easter which may, in successive years, affect figures for different quarters).

22. 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 quarter to quarter movements. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimal or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwellings from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwellings.

Estimates at constant prices

23. 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'.

24. 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)

Unpublished data and related publications

25. The ABS can also make available certain approvals and activity data which are 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. In general, a charge may be made for providing unpublished information.

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

Building Approvals, Victoria (8731.2) (monthly)

Building Approvals, Australia (8731.0) (monthly)

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

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

Building Activity, Australia, Summary (8751.0) (quarterly)

Building Activity, Australia (8752.0) (quarterly) (\$2.10)

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

Statistics on VIATEL

27. Selected social, economic, and population statistics are available on *VIATEL* *656#.

Symbols and other usages

r figure or series revised since previous issue

" not applicable

* nil or rounded down to zero

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

ERLE BOURKE

Deputy Commonwealth Statistician

TABLE 1. SUMMARY OF BUILDING

Period	New residential buildings						Alterations and additions to residential buildings	Hotels, etc.	Shops
	Houses		Other residential buildings		Total				
	Number	Value	Number	Value	Number	Value			
	(a)	(\$m)	(b)	(\$m)	(a) (b)	(\$m)			
COMMENCED									
1983-84	28,200	1,379.1	5,494	185.9	33,690	1,565.0	186.7	75.9	144.3
1984-85	32,650	1,766.1	7,642	326.3	40,290	2,092.4	260.4	95.0	260.4
1985-86	29,930	1,808.3	5,952	241.2	35,870	2,049.5	318.8	56.9	244.9
1985 -									
Sept.	8,090	462.7	1,722	68.7	9,810	531.3	74.7	10.9	60.5
Dec.	8,150	494.2	1,695	68.1	9,850	562.3	82.1	19.0	67.0
1986 -									
Mar.	6,930	424.8	1,385	56.6	8,320	481.4	75.1	15.6	58.7
June	6,750	426.6	1,150	47.9	7,900	474.5	87.0	11.4	58.6
Sept. r	6,860	445.4	1,360	58.2	8,220	503.6	85.4	16.6	60.0
Dec.	7,410	480.1	1,245	59.2	8,660	539.4	94.0	12.1	38.8
UNDER CONSTRUCTION AT END OF PERIOD									
1983-84	13,890	748.6	4,141	175.2	18,030	923.8	83.5	98.0	106.0
1984-85	16,580	987.4	5,755	299.1	22,340	1,286.5	111.9	127.3	203.3
1985-86	16,240	1,074.1	5,166	267.8	21,410	1,341.9	151.6	125.9	282.3
1985 -									
Sept.	16,190	982.9	5,687	280.4	21,870	1,263.3	117.2	128.3	219.6
Dec.	15,650	992.0	5,380	271.1	21,030	1,263.2	130.2	111.3	220.5
1986 -									
Mar.	16,500	1,067.3	5,408	275.5	21,910	1,342.8	140.2	130.0	228.2
June	16,240	1,074.1	5,166	267.8	21,410	1,341.9	151.6	125.9	282.3
Sept. r	16,230	1,111.1	4,962	243.5	21,190	1,354.6	165.8	91.6	308.9
Dec.	16,020	1,111.7	4,519	230.0	20,540	1,341.7	161.7	92.3	251.6
COMPLETED									
1983-84	25,800	1,205.4	5,030	176.2	30,830	1,381.6	178.6	24.4	110.1
1984-85	29,650	1,524.8	5,854	223.8	35,510	1,748.5	240.1	68.7	179.2
1985-86	29,970	1,741.0	6,499	292.7	36,470	2,033.7	292.2	75.5	208.0
1985 -									
Sept.	8,460	470.5	1,781	92.5	10,240	563.1	73.0	10.4	53.6
Dec.	8,550	491.6	1,989	82.3	10,540	573.9	72.0	38.1	73.2
1986 -									
Mar.	6,000	352.6	1,337	56.1	7,330	408.7	67.9	10.1	54.3
June	6,960	426.3	1,392	61.8	8,350	488.1	79.3	16.8	26.9
Sept. r	6,990	428.6	1,575	89.4	8,560	518.1	78.5	51.9	45.5
Dec.	7,560	492.5	1,658	77.1	9,220	569.6	101.3	13.8	106.6

For footnotes see end of table.

Value (\$m)

Non-residential building

Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building
COMMENCED									
111.7	222.4	147.0	159.4	6.9	68.7	66.3	51.8	1,054.1	2,805.7
164.2	498.3	138.6	206.1	9.2	97.8	50.0	59.4	1,579.0	3,931.8
213.2	577.1	189.3	190.0	12.2	106.5	138.0	72.7	1,800.7	4,169.1
52.1	187.8	37.7	35.0	2.4	27.5	19.4	13.9	447.1	1,053.1
62.1	145.9	39.2	56.9	1.8	9.0	15.4	11.8	428.1	1,072.5
45.8	129.9	46.9	47.2	2.5	44.9	83.5	21.5	496.5	1,053.0
53.2	113.5	65.6	50.8	5.5	25.1	19.8	25.5	429.0	990.5
57.0	577.3	45.9	52.9	5.5	31.6	17.5	15.8	880.2	1,469.2
57.2	92.0	62.3	58.9	3.4	7.9	12.0	13.6	358.0	991.4
UNDER CONSTRUCTION AT END OF PERIOD									
177.6	321.4	89.5	130.7	4.4	130.3	130.1	69.7	1,307.8	2,315.1
188.5	705.7	60.9	234.4	6.8	210.7	49.4	80.7	1,867.8	3,266.3
353.0	761.4	130.0	253.2	9.3	268.1	127.1	81.3	2,391.6	3,885.1
195.1	781.9	69.7	223.0	6.4	245.3	56.9	79.5	2,005.8	3,386.4
205.0	860.9	83.2	241.9	5.2	219.8	63.4	53.2	2,064.3	3,457.7
235.4	702.9	103.0	248.2	5.8	234.6	138.4	65.5	2,092.0	3,575.0
353.0	761.4	130.0	253.2	9.3	268.1	127.1	81.3	2,391.6	3,885.1
376.9	1,241.6	141.3	262.8	13.8	234.3	123.7	75.0	2,870.0	4,390.4
387.8	1,232.5	155.1	261.0	13.4	221.8	112.9	63.2	2,791.7	4,295.1
COMPLETED									
148.5	250.9	101.2	132.2	9.3	36.7	40.9	143.4	997.5	2,557.7
157.5	262.3	171.2	109.0	6.7	57.5	178.7	50.1	1,240.7	3,229.4
173.9	629.4	123.9	177.3	10.1	109.4	63.6	77.1	1,648.1	3,974.1
47.4	109.9	28.7	46.4	2.8	21.8	9.8	16.4	347.0	983.0
55.1	96.9	27.7	41.0	3.1	35.5	11.3	38.3	420.2	1,066.1
32.6	350.5	28.8	41.8	1.9	34.4	9.5	10.9	574.8	1,051.4
38.8	72.1	38.8	48.2	2.3	17.7	33.0	11.5	306.1	873.5
55.6	103.7	38.4	45.6	1.2	69.2	22.5	23.7	457.4	1,054.0
54.1	109.5	48.3	62.9	4.5	21.6	24.6	26.9	472.9	1,143.8

TABLE 1. SUMMARY OF BUILDING

Period	New residential buildings						Alterations and additions to residential buildings	Hotels, etc.	Shops
	Houses		Other residential buildings		Total				
	Number	Value	Number	Value	Number	Value			
	(a)	(\$m)	(b)	(\$m)	(a) (b)	(\$m)			
VALUE OF WORK DONE DURING PERIOD									
1983-84	..	1,289.7	..	205.1	..	1,494.9	181.0	52.5	131.8
1984-85	..	1,652.0	..	290.8	..	1,942.8	253.0	60.7	218.6
1985-86	..	1,854.1	..	289.6	..	2,143.6	327.2	109.8	270.5
1985 -									
Sept.	..	482.3	..	74.4	..	556.7	81.9	23.1	80.8
Dec.	..	497.4	..	79.3	..	576.7	84.8	31.0	65.4
1986 -									
Mar.	..	419.4	..	66.3	..	485.7	75.7	35.8	48.6
June	..	455.0	..	69.6	..	524.6	84.8	19.8	75.7
Sept. r	..	455.1	..	71.8	..	526.9	87.0	23.4	110.6
Dec.	..	467.2	..	74.9	..	542.1	96.1	24.3	84.1
VALUE OF WORK YET TO BE DONE									
1983-84	..	362.0	..	78.1	..	440.0	38.5	55.6	53.0
1984-85	..	485.9	..	139.1	..	625.0	54.9	93.6	111.3
1985-86	..	474.8	..	112.6	..	587.4	61.3	58.5	132.6
1985 -									
Sept.	..	470.8	..	138.5	..	609.3	51.4	82.1	101.4
Dec.	..	480.0	..	132.9	..	612.9	52.8	72.2	110.1
1986 -									
Mar.	..	493.7	..	127.6	..	621.3	55.1	65.7	127.3
June	..	474.8	..	112.6	..	587.4	61.3	58.5	132.6
Sept. r	..	487.3	..	106.3	..	593.6	66.9	52.7	94.2
Dec.	..	515.6	..	95.4	..	611.1	69.7	43.0	59.5

(a) Figures shown for numbers of houses and total new residential buildings commenced, under construction, and completed are rounded to the nearest ten units. (b) Number of dwelling units.

Value (\$m)

Non-residential building

Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building
VALUE OF WORK DONE DURING PERIOD									
137.3	308.3	130.1	133.9	8.7	77.6	144.0	71.8	1,196.1	2,871.9
177.2	466.4	146.4	179.4	7.4	133.9	61.5	65.3	1,516.8	3,712.6
328.8	597.1	153.0	182.0	10.4	148.6	76.9	71.3	1,948.3	4,419.2
65.3	173.1	32.4	51.4	2.8	43.7	18.5	19.3	510.5	1,149.1
59.8	145.2	36.3	45.0	2.5	37.8	15.0	17.2	455.2	1,116.7
66.6	123.8	40.2	38.9	2.1	30.0	18.7	14.0	418.7	980.1
137.1	154.9	44.1	46.7	3.1	37.1	24.6	20.8	563.9	1,173.3
86.0	184.7	47.7	52.0	4.7	37.2	32.5	20.2	599.0	1,212.9
69.7	159.9	55.4	57.9	4.6	30.9	23.1	20.4	530.2	1,168.4
VALUE OF WORK YET TO BE DONE									
85.9	124.5	32.6	80.8	1.4	62.5	32.7	29.4	558.5	1,036.9
77.9	307.2	29.3	114.2	3.3	67.1	19.6	28.1	851.7	1,531.6
88.4	399.1	70.1	129.0	5.8	85.7	86.9	35.2	1,091.2	1,739.9
67.3	321.4	34.8	98.2	3.1	80.4	21.1	24.4	834.1	1,494.7
72.5	355.4	39.7	113.1	2.6	52.6	23.8	19.3	861.3	1,527.0
69.1	423.1	48.3	122.2	3.1	71.5	89.6	28.4	1,048.4	1,724.9
88.4	399.1	70.1	129.0	5.8	85.7	86.9	35.2	1,091.2	1,739.9
82.0	805.0	72.6	132.4	6.9	83.9	73.6	32.4	1,435.7	2,096.1
77.3	745.6	79.4	135.5	6.5	62.0	64.9	27.2	1,300.9	1,981.6

NOTE. The number of self-contained dwelling units commenced 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. Twenty-seven such dwelling units were commenced in the December quarter 1986.

TABLE 2. SUMMARY OF PRIVATE SECTOR

Period	New residential buildings						Alterations and additions to residential buildings	Hotels, etc.	Shops
	Houses		Other residential buildings		Total				
	Number (a)	Value (\$m)	Number (b)	Value (\$m)	Number (a) (b)	Value (\$m)			
COMMENCED									
1983-84	26,200	1,312.0	4,989	170.3	31,190	1,482.4	185.9	71.9	103.8
1984-85	30,480	1,690.9	7,185	307.1	37,660	1,998.0	258.4	92.9	235.0
1985-86	28,200	1,740.6	5,473	220.6	33,680	1,961.2	317.0	56.1	241.8
1985 -									
Sept.	7,600	445.3	1,588	64.7	9,190	510.1	74.0	10.9	59.8
Dec.	7,740	477.9	1,525	60.6	9,260	538.5	81.5	18.4	66.1
1986 -									
Mar.	6,460	404.7	1,301	51.5	7,760	456.3	74.8	15.4	57.3
June	6,410	412.7	1,059	43.7	7,470	456.4	86.7	11.3	58.5
Sept. r	6,460	427.0	1,172	49.9	7,630	476.9	84.5	15.1	58.4
Dec.	6,880	454.0	1,102	51.8	7,980	505.9	93.7	11.1	38.5
UNDER CONSTRUCTION AT END OF PERIOD									
1983-84	13,240	724.0	3,863	165.7	17,110	889.7	83.2	94.1	69.0
1984-85	15,590	947.4	5,328	280.7	20,910	1,228.0	111.4	125.4	169.2
1985-86	15,400	1,034.7	4,698	245.0	20,100	1,279.7	151.2	125.1	282.1
1985 -									
Sept.	15,410	950.7	5,220	261.6	20,630	1,212.3	116.6	126.4	194.2
Dec.	15,040	965.0	4,834	247.5	19,870	1,212.5	129.6	110.7	194.2
1986 -									
Mar.	15,690	1,029.9	4,927	252.4	20,610	1,282.3	139.3	129.3	226.4
June	15,400	1,034.7	4,698	245.0	20,100	1,279.7	151.2	125.1	282.1
Sept. r	15,430	1,072.1	4,413	217.1	19,840	1,289.2	164.7	90.1	307.2
Dec.	15,160	1,067.6	4,051	206.7	19,210	1,274.3	161.0	89.7	250.5
COMPLETED									
1983-84	23,330	1,121.1	4,477	160.8	27,810	1,282.0	178.1	24.2	106.0
1984-85	27,860	1,466.5	5,544	213.3	33,410	1,679.7	238.3	65.0	145.3
1985-86	28,130	1,673.7	6,034	272.5	34,170	1,946.2	290.2	73.5	168.8
1985 -									
Sept.	7,760	445.6	1,687	88.9	9,450	534.5	72.3	10.4	44.2
Dec.	8,000	471.4	1,871	76.9	9,868	548.3	71.4	36.2	71.7
1986 -									
Mar.	5,730	342.7	1,188	49.8	6,920	392.5	67.8	10.1	28.0
June	6,640	414.0	1,288	56.8	7,930	470.8	78.6	16.7	24.9
Sept. r	6,560	410.0	1,468	84.7	8,030	494.7	78.2	51.1	45.5
Dec.	7,090	471.3	1,434	66.5	8,520	537.8	100.6	13.8	105.8

Value (\$m)

Non-residential building

Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building
COMMENCED									
98.2	174.9	86.3	43.9	6.9	16.6	42.0	17.5	661.9	2,330.2
146.7	395.1	111.4	49.0	9.2	42.6	31.6	21.1	1,134.6	3,391.0
199.2	469.6	141.3	48.0	12.2	38.3	41.1	21.6	1,269.1	3,547.3
46.3	173.1	29.1	11.3	2.4	11.6	7.3	7.7	359.4	943.5
60.3	136.2	33.2	11.2	1.8	7.1	9.9	3.0	347.3	967.3
40.8	89.4	41.2	12.5	2.5	4.3	11.2	5.5	280.2	811.2
51.8	71.0	37.7	13.0	5.5	15.2	12.7	5.5	282.3	825.4
54.5	131.2	31.4	20.5	5.5	6.6	10.3	3.4	336.8	898.2
56.1	77.3	48.3	15.6	3.4	5.7	9.2	3.7	268.9	868.4
UNDER CONSTRUCTION AT END OF PERIOD									
157.2	277.3	38.3	18.4	4.4	21.3	33.7	13.0	726.6	1,699.4
168.1	658.8	47.2	32.4	6.8	57.3	39.2	21.1	1,325.6	2,665.0
328.3	661.6	89.5	33.8	9.3	42.6	42.3	19.3	1,633.8	3,064.8
176.8	729.4	53.6	28.3	6.4	57.0	38.5	23.1	1,433.6	2,762.4
186.7	825.1	65.8	31.0	5.2	33.3	42.5	17.0	1,511.4	2,853.5
208.6	630.3	84.4	29.7	5.8	28.4	51.5	18.8	1,413.1	2,834.8
328.3	661.6	89.5	33.8	9.3	42.6	42.3	19.3	1,633.8	3,064.8
351.9	710.6	90.0	38.7	13.8	44.0	39.9	18.4	1,704.3	3,158.2
363.4	705.1	98.2	46.9	13.4	47.3	32.1	16.7	1,663.4	3,098.6
COMPLETED									
101.6	180.1	79.9	51.5	9.3	11.6	17.3	23.8	605.4	2,065.6
137.5	211.3	100.0	36.0	6.7	16.4	24.0	14.4	756.4	2,674.5
157.5	570.2	101.9	47.7	10.1	58.6	40.5	25.0	1,253.8	3,490.1
38.0	100.0	22.6	15.4	2.8	11.5	6.2	5.8	256.8	863.6
52.8	68.8	21.9	9.3	3.1	31.7	8.1	9.2	312.9	932.7
31.4	345.6	24.5	13.7	1.9	10.3	2.8	4.9	473.2	933.5
35.4	55.9	33.0	9.3	2.3	5.0	23.4	5.1	210.9	760.3
51.2	92.8	33.9	16.3	1.2	6.5	13.5	4.7	316.9	889.8
50.3	87.3	39.6	9.3	4.5	3.4	18.7	6.3	339.1	977.6

TABLE 2. SUMMARY OF PRIVATE SECTOR

Period	New residential buildings						Alterations and additions to residential buildings	Hotels, etc.	Shops
	Houses		Other residential buildings		Total				
	Number	Value (\$m)	Number	Value (\$m)	Number	Value (\$m)			
	(a)		(b)		(a) (b)				
VALUE OF WORK DONE DURING PERIOD									
1983-84	..	1,214.1	..	189.1	..	1,403.2	180.4	49.9	109.1
1984-85	..	1,583.8	..	275.9	..	1,859.7	251.2	58.1	177.4
1985-86	..	1,785.2	..	267.3	..	2,052.4	325.2	108.1	253.1
1985 -									
Sept.	..	461.4	..	68.9	..	530.3	81.2	22.2	72.2
Dec.	..	482.4	..	72.2	..	554.5	84.4	31.0	60.7
1986 -									
Mar.	..	402.3	..	61.2	..	463.5	75.2	35.4	45.1
June	..	439.1	..	65.0	..	504.1	84.4	19.6	75.1
Sept.	..	437.9	..	64.9	..	501.8	86.2	23.0	109.7
Dec.	..	448.6	..	67.3	..	516.0	95.6	23.0	83.5
VALUE OF WORK YET TO BE DONE									
1983-84	..	351.7	..	74.3	..	425.9	38.3	54.1	30.6
1984-85	..	469.2	..	130.8	..	600.0	54.6	92.7	99.1
1985-86	..	459.3	..	102.2	..	561.6	61.1	58.4	132.5
1985 -									
Sept.	..	457.5	..	131.7	..	589.2	51.1	82.0	97.1
Dec.	..	466.2	..	123.2	..	589.4	52.3	71.6	108.2
1986 -									
Mar.	..	476.8	..	117.2	..	594.0	54.8	65.4	127.0
June	..	459.3	..	102.2	..	561.6	61.1	58.4	132.5
Sept. r	..	470.8	..	95.5	..	566.2	66.5	51.5	93.4
Dec.	..	491.4	..	84.8	..	576.2	69.5	42.0	59.1

(a) Figures shown for numbers of new houses and total dwelling units commenced, under construction, and completed are rounded to the nearest ten units. (b) Number of dwelling units.

Value (\$m)

Non-residential building

Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building
VALUE OF WORK DONE DURING PERIOD									
110.8	242.3	78.7	43.4	8.7	18.8	24.9	19.7	706.3	2,290.0
156.3	413.0	101.6	43.6	7.4	38.9	37.5	20.9	1,054.5	3,165.4
307.0	532.7	129.5	50.0	10.4	49.2	40.9	26.1	1,506.7	3,884.3
58.8	157.8	26.0	11.1	2.8	16.4	11.2	7.1	385.6	997.1
54.7	130.5	30.6	11.6	2.5	15.1	8.9	6.7	352.5	991.4
62.0	109.3	34.5	13.7	2.1	7.7	8.3	5.4	323.3	862.0
131.5	135.1	38.4	13.2	3.1	10.1	12.5	6.9	445.4	1,033.9
79.4	151.8	37.6	15.3	4.7	9.1	15.3	5.6	451.5	1,039.5
66.2	126.4	41.7	15.6	4.6	9.7	14.2	5.5	390.4	1,001.9
VALUE OF WORK YET TO BE DONE									
75.7	110.2	16.9	8.7	1.4	11.1	22.1	5.9	336.6	800.9
68.7	292.6	24.6	15.1	3.3	24.6	14.9	10.3	645.9	1,300.5
80.3	336.5	40.0	14.8	5.8	19.4	20.3	7.7	715.7	1,338.4
57.3	306.4	27.9	15.5	3.1	19.6	11.7	11.2	631.9	1,272.2
65.2	343.8	31.6	15.9	2.6	12.5	14.9	7.6	673.8	1,315.5
56.7	384.4	40.3	14.6	3.1	10.3	18.4	8.9	729.1	1,377.9
80.3	336.5	40.0	14.8	5.8	19.4	20.3	7.7	715.7	1,338.4
75.8	333.1	37.4	20.8	6.9	18.2	16.1	5.9	659.1	1,291.8
71.3	288.7	43.5	22.7	6.5	15.3	13.4	5.2	567.7	1,213.3

TABLE 3. SUMMARY OF PUBLIC SECTOR

Period	New residential buildings						Alterations and additions to residential buildings	Hotels, etc.	Shops
	Houses		Other residential buildings		Total				
	Number (a)	Value (\$m)	Number (b)	Value (\$m)	Number (a) (b)	Value (\$m)			
COMMENCED									
1983-84	1,998	67.0	505	15.6	2,503	82.6	0.7	3.9	40.5
1984-85	2,172	75.2	457	19.2	2,629	94.4	2.1	2.1	25.4
1985-86	1,723	67.7	479	20.7	2,202	88.3	1.8	0.8	3.1
1985 -									
Sept.	491	17.4	134	3.9	625	21.3	0.7	-	0.7
Dec.	415	16.3	170	7.5	585	23.8	0.6	0.6	0.9
1986 -									
Mar.	472	20.1	84	5.0	556	25.2	0.3	0.2	1.4
June	345	13.9	91	4.2	436	18.1	0.2	0.1	0.1
Sept. r	394	18.4	188	8.3	582	26.7	1.0	1.5	1.6
Dec.	534	26.1	143	7.4	677	33.5	0.3	1.1	0.2
UNDER CONSTRUCTION AT END OF PERIOD									
1983-84	648	24.5	278	9.5	926	34.1	0.4	3.9	37.0
1984-85	997	40.0	427	18.5	1,424	58.5	0.6	1.9	34.1
1985-86	839	39.3	468	22.8	1,307	62.2	0.4	0.8	0.2
1985 -									
Sept.	781	32.3	467	18.8	1,248	51.1	0.6	1.9	25.5
Dec.	607	27.0	546	23.6	1,153	50.7	0.7	0.6	26.3
1986 -									
Mar.	813	37.4	481	23.1	1,294	60.5	0.8	0.8	1.9
June	839	39.3	468	22.8	1,307	62.2	0.4	0.8	0.2
Sept. r	803	39.0	549	26.4	1,352	65.4	1.1	1.5	1.7
Dec.	862	44.1	468	23.3	1,330	67.4	0.7	2.6	1.1
COMPLETED									
1983-84	2,472	84.1	553	15.5	3,025	99.6	0.5	0.2	4.2
1984-85	1,789	58.3	310	10.5	2,099	68.8	1.8	3.7	33.9
1985-86	1,833	67.3	465	20.3	2,298	87.6	2.0	2.0	39.2
1985 -									
Sept.	697	25.0	94	3.6	791	28.5	0.6	-	9.3
Dec.	553	20.1	118	5.4	671	25.6	0.6	1.9	1.5
1986 -									
Mar.	264	9.9	149	6.3	413	16.2	-	-	26.3
June	319	12.3	104	5.0	423	17.3	0.7	0.1	2.0
Sept. r	430	18.6	107	4.8	537	23.4	0.2	0.8	-
Dec.	475	21.2	224	10.6	699	31.7	0.7	-	0.9

Value (\$m)

Non-residential building

Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building
COMMENCED									
13.5	47.4	60.7	115.5	-	52.0	24.3	34.2	392.2	475.5
17.6	103.2	27.2	157.1	-	55.2	18.3	38.3	444.4	540.8
13.9	107.4	48.1	142.0	-	68.2	96.9	51.1	531.6	621.7
5.8	14.7	8.6	23.7	-	15.9	12.0	6.2	87.7	109.7
1.8	9.7	5.9	45.7	-	1.9	5.5	8.8	80.8	105.2
5.0	40.5	5.7	34.8	-	40.6	72.4	16.0	216.3	241.7
1.4	42.4	27.8	37.8	-	9.9	7.1	20.1	146.7	165.1
2.5	446.1	14.6	32.4	-	25.0	7.2	12.4	543.4	571.0
1.0	14.7	14.0	43.3	-	2.2	2.8	9.9	89.2	122.9
UNDER CONSTRUCTION AT END OF PERIOD									
20.5	44.2	51.2	112.4	-	109.0	146.5	56.7	581.2	615.6
20.4	47.0	13.7	202.0	-	153.3	10.2	59.6	542.2	601.3
24.7	99.8	40.5	219.5	-	225.6	84.8	62.0	757.8	820.4
18.4	52.6	16.2	194.7	-	183.3	18.4	56.4	572.2	623.9
18.3	35.8	17.3	210.9	-	186.4	20.9	36.2	552.9	604.2
26.8	72.6	18.6	218.6	-	206.1	86.9	46.7	678.9	740.2
24.7	99.8	40.5	219.5	-	225.6	84.8	62.0	757.8	820.4
25.0	531.0	51.3	224.1	-	190.4	83.9	56.6	1,165.0	1,232.5
24.4	527.4	57.0	214.1	-	174.5	80.8	46.5	1,128.4	1,196.5
COMPLETED									
46.9	70.8	21.3	80.7	-	25.1	23.5	119.5	392.1	492.2
20.0	51.0	71.2	73.0	-	41.1	154.7	35.7	484.3	554.9
16.4	59.2	22.0	129.6	-	50.8	23.1	52.1	394.4	484.0
9.4	9.9	6.1	31.0	-	10.3	3.6	10.6	90.2	119.4
2.4	28.1	5.7	31.7	-	3.8	3.2	29.1	107.3	133.4
1.2	4.9	4.3	28.1	-	24.0	6.8	6.0	101.6	117.9
3.5	16.2	5.9	38.9	-	12.7	9.6	6.4	95.2	113.2
4.4	10.8	4.5	29.3	-	62.6	9.1	19.1	140.6	164.2
3.8	22.1	8.7	53.6	-	18.1	5.9	20.6	133.8	166.2

TABLE 3. SUMMARY OF PUBLIC SECTOR

Period	New residential buildings						Alterations and additions to residential buildings	Hotels, etc.	Shops
	Houses		Other residential buildings		Total				
	Number (a)	Value (\$m)	Number (b)	Value (\$m)	Number (a) (b)	Value (\$m)			
VALUE OF WORK DONE DURING PERIOD									
1983-84	..	75.6	..	16.1	..	91.7	0.6	2.5	22.7
1984-85	..	68.2	..	14.9	..	83.1	1.9	2.6	41.2
1985-86	..	68.9	..	22.3	..	91.2	2.0	1.7	17.4
1985 -									
Sept.	..	20.9	..	5.4	..	26.3	0.7	0.9	8.6
Dec.	..	15.0	..	7.1	..	22.2	0.4	0.1	4.7
1986 -									
Mar.	..	17.1	..	5.1	..	22.2	0.5	0.4	3.5
June	..	15.8	..	4.6	..	20.5	0.4	0.3	0.6
Sept. r	..	17.2	..	7.9	..	25.1	0.8	0.4	0.9
Dec.	..	18.6	..	7.6	..	26.1	0.5	1.3	0.7
VALUE OF WORK YET TO BE DONE									
1983-84	..	10.3	..	3.8	..	14.1	0.2	1.5	22.4
1984-85	..	16.7	..	8.3	..	25.0	0.4	0.9	12.1
1985-86	..	15.4	..	10.4	..	25.8	0.2	0.1	0.1
1985 -									
Sept.	..	13.3	..	6.8	..	20.0	0.3	-	4.3
Dec.	..	13.8	..	9.7	..	23.5	0.5	0.6	1.9
1986 -									
Mar.	..	17.0	..	10.3	..	27.3	0.3	0.3	0.3
June	..	15.4	..	10.4	..	25.8	0.2	0.1	0.1
Sept. r	..	16.5	..	10.8	..	27.3	0.4	1.2	0.8
Dec.	..	24.2	..	10.7	..	34.9	0.2	1.0	0.4

(a) Number of dwelling units.

ACTIVITY, VICTORIA - *continued*

Value (\$m)

Non-residential building									
Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total	Total building
VALUE OF WORK DONE DURING PERIOD									
26.4	66.1	51.4	90.4	-	58.8	119.2	52.2	489.8	582.0
20.9	53.4	44.8	135.8	-	95.0	24.0	44.4	462.2	547.2
21.8	64.3	23.5	132.4	-	99.4	36.0	45.2	441.6	534.9
6.5	15.3	6.4	40.3	-	27.3	7.4	12.2	124.9	152.0
5.0	14.7	5.7	33.3	-	22.7	6.1	10.4	102.8	125.3
4.6	14.6	5.7	25.2	-	22.3	10.4	8.7	95.4	118.1
5.6	19.8	5.7	33.5	-	27.0	12.1	13.9	118.5	139.4
6.6	32.8	10.2	36.7	-	28.1	17.2	14.7	147.5	173.4
3.4	33.5	13.7	42.4	-	21.2	8.9	14.9	139.8	166.4
VALUE OF WORK YET TO BE DONE									
10.2	14.3	15.8	72.1	-	51.4	10.6	23.6	221.8	236.0
9.2	14.6	4.7	99.1	-	42.5	4.8	17.9	205.7	231.1
8.1	62.6	30.1	114.2	-	66.3	66.6	27.5	375.4	401.4
10.0	14.9	6.9	82.6	-	60.8	9.4	13.3	202.2	222.5
7.3	11.6	8.1	97.2	-	40.1	8.9	11.7	187.5	211.5
12.4	38.7	8.0	107.6	-	61.3	71.2	19.6	319.4	347.0
8.1	62.6	30.1	114.2	-	66.3	66.6	27.5	375.4	401.4
6.2	471.8	35.3	111.6	-	65.6	57.5	26.4	776.5	804.3
6.0	456.9	35.9	112.8	-	46.7	51.5	22.1	733.2	768.3

TABLE 4. VALUE OF BUILDING ACTIVITY (a) BY CLASS OF BUILDING AND STAGE OF CONSTRUCTION, MELBOURNE STATISTICAL DIVISION 8
(\$m)

Period	Other residential buildings (b)	Non-residential building										Total
		Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	
		COMMENCED										
1983-84	133.4	56.7	110.6	89.3	203.2	111.7	114.0	4.8	54.0	44.1	31.5	320.0
1984-85	232.4	73.2	176.5	133.4	463.5	98.2	136.1	7.1	63.3	35.7	1.8	1,229.0
1985-86	165.6	31.4	165.6	176.0	548.9	147.7	134.3	7.3	72.8	118.6	48.6	1,451.2
1985 -												
September	46.1	5.2	48.6	39.7	183.0	27.5	30.3	1.6	20.1	13.9	10.5	380.2
December	45.9	10.1	44.9	51.3	140.0	30.6	32.4	0.9	7.7	13.2	7.1	338.1
1986 -												
March	42.5	8.6	24.4	36.9	119.7	32.6	37.3	2.0	35.8	78.6	14.8	390.6
June	31.1	7.4	47.8	48.2	106.1	57.1	34.3	2.8	9.3	12.9	16.3	342.3
September r	38.8	5.8	44.2	45.8	566.0	39.2	39.4	4.5	24.4	11.0	12.5	792.8
December	41.8	4.1	29.4	48.0	81.7	43.1	46.7	3.0	6.3	8.7	8.3	279.4
UNDER CONSTRUCTION AT END OF PERIOD												
1983-84	138.9	89.9	83.9	61.8	305.5	64.7	92.7	3.4	104.0	167.2	38.1	1,011.1
1984-85	238.7	115.3	142.7	84.1	678.3	49.9	159.7	5.1	166.0	37.7	48.7	1,487.6
1985-86	203.3	115.4	227.6	135.4	740.2	113.7	177.8	5.7	208.4	114.2	63.3	1,901.7
1985 -												
September	218.1	112.6	158.4	84.5	755.9	56.6	162.1	4.3	197.7	47.2	49.4	1,628.5
December	209.9	95.1	170.5	102.4	848.6	71.8	171.0	3.6	179.9	54.9	43.8	1,741.7
1986 -												
March	216.9	113.2	177.6	116.2	684.4	82.5	182.5	4.1	187.5	129.0	54.4	1,731.4
June	208.3	115.4	227.6	135.4	740.2	113.7	177.8	5.7	208.4	114.2	63.3	1,901.7
September r	184.4	74.0	244.5	138.9	1,215.8	123.2	186.8	9.4	189.3	111.2	57.0	2,350.0
December	172.2	73.9	188.7	150.5	1,209.7	133.1	185.5	11.0	181.1	98.8	47.1	2,279.4

TABLE 4. VALUE OF BUILDING ACTIVITY (a) BY CLASS OF BUILDING AND STAGE OF CONSTRUCTION,
MELBOURNE STATISTICAL DIVISION - *continued*
(\$m)

Period	Other residential buildings (b)	Non-residential building										Total
		Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	
		COMPLETED										
1983-84	128.9	7.2	90.1	127.4	228.6	86.6	100.2	6.0	23.3	27.2	33.8	730.2
1984-85	151.4	50.9	132.1	113.6	238.4	112.6	73.4	5.3	39.3	163.7	34.3	963.6
1985-86	209.6	46.3	120.4	139.3	593.9	89.6	122.7	7.1	85.3	47.6	38.4	1,290.5
1985 -												
September	69.9	8.6	42.7	40.6	102.8	21.1	28.8	2.5	18.0	6.0	10.5	281.5
December	56.0	28.6	37.6	35.9	77.3	16.5	26.1	1.7	25.6	7.7	12.9	269.8
1986 -												
March	38.9	3.2	19.7	27.9	346.3	23.2	27.2	1.5	30.4	5.1	5.6	490.2
June	44.8	5.9	20.4	34.9	67.4	28.8	40.6	1.4	11.2	28.9	9.4	249.0
September r	68.6	47.7	38.9	46.3	96.6	33.5	32.9	1.0	46.4	15.0	20.1	378.3
December	57.5	6.2	95.6	42.1	95.8	33.1	49.9	2.1	15.4	22.8	19.7	382.8
VALUE OF WORK DONE DURING PERIOD												
1983-84	154.1	34.4	102.2	104.0	285.6	101.9	91.5	6.0	61.9	127.3	43.2	957.9
1984-85	206.3	40.7	150.9	127.5	440.2	95.2	129.5	6.2	97.1	44.7	39.5	1,171.3
1985-86	203.4	80.0	197.3	173.1	562.3	116.7	129.4	6.5	112.9	59.1	49.9	1,487.3
1985 -												
September	50.7	14.9	57.7	39.0	163.7	23.1	38.0	1.8	33.3	14.1	13.9	399.6
December	53.2	23.1	43.2	43.3	135.1	26.7	34.0	1.5	29.0	11.9	10.0	357.8
1986 -												
March	47.7	29.6	38.2	42.3	117.6	33.5	25.1	1.5	22.7	14.2	10.8	335.6
June	51.8	12.4	58.2	48.4	145.8	33.5	32.2	1.7	27.8	19.0	15.2	394.3
September r	52.8	17.3	87.4	47.6	172.6	37.8	37.7	3.3	27.2	25.2	14.6	470.6
December	55.3	14.9	66.4	49.1	147.8	43.5	40.4	3.3	23.6	18.6	13.7	421.3

**TABLE 4. VALUE OF BUILDING ACTIVITY (a) BY CLASS OF BUILDING AND STAGE OF CONSTRUCTION,
MELBOURNE STATISTICAL DIVISION - continued**
(\$m)

Period	Other residential buildings (b)	Non-residential building										Total
		Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	
		VALUE OF WORK YET TO BE DONE										
1983-84	59.8	51.0	44.8	28.7	119.2	22.9	62.4	1.1	44.1	25.5	14.2	414.1
1984-85	108.5	86.8	85.2	37.7	292.6	25.9	73.4	2.1	48.7	15.4	21.2	689.0
1985-86	85.4	53.7	97.5	56.0	389.6	63.0	85.1	3.5	63.7	80.8	24.6	917.5
1985 -												
September	107.0	77.7	86.5	40.1	310.2	30.7	66.7	2.0	65.3	16.9	18.8	715.0
December	102.2	65.7	93.0	50.7	348.5	35.9	67.8	1.5	44.2	20.5	15.9	743.7
1986 -												
March	100.9	58.0	85.4	50.3	412.0	36.4	81.3	2.1	59.4	85.5	21.4	891.9
June	85.4	53.7	97.5	56.0	389.6	63.0	85.1	3.5	63.7	80.8	24.6	917.5
September	77.5	42.6	66.0	58.3	796.0	68.7	89.5	4.8	63.8	67.5	24.0	1,281.2
December	67.9	33.8	39.4	62.8	738.0	68.3	97.7	5.3	47.5	59.8	20.1	1,172.7

(a) Data relating to new houses and alterations and additions to houses are available at the State level only (see Explanatory notes, paragraph 4). (b) Excludes houses but includes flats, home units, semi-detached residential buildings villa units, town houses, etc. For definitions see Explanatory notes, paragraph 8.

TABLE 5. VALUE OF BUILDING ACTIVITY (a) BY CLASS OF BUILDING AND STAGE OF CONSTRUCTION, REMAINDER OF STATE (\$m)

Period	Other residential buildings (b)	Non-residential building										Total
		Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	
		COMMENCED										
1983-84	52.3	19.2	33.7	22.4	18.4	35.2	45.4	2.0	14.7	22.2	20.2	233.4
1984-85	93.9	21.8	83.4	30.8	34.9	39.1	69.9	2.1	32.6	13.6	17.7	345.9
1985-86	75.5	25.5	79.2	36.9	28.0	41.6	53.0	4.9	33.7	19.2	24.1	346.2
1985 -												
September	22.5	5.6	12.0	12.4	4.8	10.2	4.7	0.8	7.4	5.5	3.4	66.9
December	22.2	8.9	22.1	10.8	5.9	8.6	24.6	0.9	1.3	2.1	4.7	90.0
1986 -												
March	14.1	7.0	34.3	8.9	10.2	14.3	9.9	0.5	9.1	4.9	6.7	105.9
June	16.7	3.9	10.8	4.8	7.1	8.5	13.9	2.7	15.9	6.7	9.2	83.4
September r	19.5	10.8	15.8	11.2	11.3	6.8	13.4	1.1	7.2	6.5	3.4	87.4
December	17.5	8.1	9.4	9.1	10.3	19.1	12.2	0.4	1.6	3.3	5.2	78.7
UNDER CONSTRUCTION AT END OF PERIOD												
1983-84	36.3	8.1	22.2	115.8	16.0	24.8	38.0	1.0	26.3	12.9	31.6	296.6
1984-85	60.4	12.0	60.6	104.4	27.4	11.0	74.7	1.7	44.7	11.7	32.0	380.2
1985-86	57.2	10.5	54.7	217.0	20.9	16.3	72.8	3.2	59.2	12.2	18.1	484.9
1985 -												
September	62.3	15.7	61.2	110.7	26.1	13.1	60.9	2.1	47.7	9.7	30.1	377.3
December	61.3	16.3	50.0	102.6	12.3	11.4	70.9	1.5	39.8	8.5	9.5	322.6
1986 -												
March	58.6	16.8	50.6	119.2	18.5	20.5	65.7	1.7	47.1	9.4	11.1	360.6
June	57.2	10.5	54.7	217.0	20.9	16.3	72.8	3.2	59.2	12.2	18.1	484.9
September r	58.9	17.6	64.4	237.8	25.8	18.1	76.0	4.4	45.1	12.5	18.0	519.7
December	57.6	18.4	63.0	237.1	22.8	22.0	75.5	2.4	40.6	14.1	16.2	512.1

TABLE 5. VALUE OF BUILDING ACTIVITY (a) BY CLASS OF BUILDING AND STAGE OF CONSTRUCTION, REMAINDER OF STATE - continued
(\$m)

Period	Other residential buildings (b)	Non-residential building										Total
		Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	
		COMPLETED										
1983-84	47.3	17.2	20.1	21.2	22.3	14.6	32.0	3.3	13.4	13.7	109.6	267.4
1984-85	72.4	17.7	47.1	43.9	23.9	58.6	35.6	1.4	18.2	15.0	15.8	277.1
1985-86	81.9	29.2	87.3	34.5	35.3	34.3	54.6	3.0	24.1	15.9	38.6	357.2
1985 -												
September	22.6	1.9	10.9	6.8	7.0	7.6	17.6	0.4	3.8	3.8	5.9	65.5
December	26.3	9.5	35.6	19.2	19.6	11.2	14.9	1.5	9.9	3.6	25.4	150.4
1986 -												
March	17.3	6.9	34.6	4.7	4.1	5.6	14.6	0.4	3.9	4.5	5.2	84.5
June	15.7	10.9	6.2	3.9	4.7	10.0	7.5	0.8	6.5	4.0	2.1	56.6
September	20.8	4.2	6.7	9.3	7.1	4.9	12.7	0.2	22.8	7.6	3.6	79.1
December	19.6	7.6	11.0	12.0	13.7	15.2	13.0	2.5	6.1	1.9	7.2	90.1
VALUE OF WORK DONE DURING PERIOD												
1983-84	51.0	18.1	29.6	33.3	22.3	28.2	42.4	2.6	15.8	16.8	28.7	237.8
1984-85	84.5	20.1	67.6	49.7	26.1	50.3	50.0	1.2	36.6	16.8	25.8	344.2
1985-86	84.9	29.8	73.1	155.6	34.6	36.2	52.3	3.7	35.3	17.5	21.4	459.8
1985 -												
September	23.7	8.2	23.2	26.3	9.4	9.3	13.4	0.9	10.3	4.4	5.5	110.9
December	26.1	8.0	22.2	16.4	10.2	9.7	11.0	1.0	8.8	3.2	7.1	97.4
1986 -												
March	18.6	6.2	10.4	24.3	6.2	6.7	13.7	0.6	7.3	4.5	3.2	83.1
June	16.5	7.4	17.3	88.6	9.0	10.6	14.2	1.2	9.1	5.4	5.6	168.4
September	19.0	6.1	23.2	38.5	12.1	9.9	14.3	1.4	10.0	7.3	5.7	128.4
December	19.6	9.3	17.7	20.5	12.1	12.0	17.5	1.3	7.3	4.4	6.8	108.9

TABLE 5. VALUE OF BUILDING ACTIVITY (a) BY CLASS OF BUILDING AND STAGE OF CONSTRUCTION, REMAINDER OF STATE - *continued*
(\$m)

Period	Other residential buildings (b)	Non-residential building											Total
		Hotels, etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous		
		VALUE OF WORK YET TO BE DONE											
1983-84	18.3	4.5	8.2	57.2	5.3	9.7	18.5	0.3	18.4	7.2	15.2	144.4	
1984-85	30.6	6.8	26.1	40.2	14.6	3.3	40.8	1.2	18.4	4.2	6.9	162.7	
1985-86	26.6	4.8	35.1	31.9	9.2	7.1	41.6	2.2	21.8	5.9	10.6	170.2	
1985 -													
September	31.5	4.3	14.9	27.1	11.2	4.1	31.5	1.1	15.1	4.2	5.7	119.1	
December	30.7	6.4	17.1	21.8	7.0	3.9	45.3	1.0	8.4	3.3	3.4	117.6	
1986 -													
March	26.7	7.7	41.9	18.8	11.1	11.9	40.9	0.9	12.1	4.2	7.0	156.5	
June	26.6	4.8	35.1	31.9	9.2	7.1	41.6	2.2	21.8	5.9	10.6	170.2	
September	28.7	10.1	28.2	23.5	9.0	3.9	42.9	2.0	20.1	6.1	8.4	154.3	
December	27.5	9.2	20.0	14.3	7.6	11.1	37.8	1.2	14.5	5.1	7.2	128.0	

(a) Data relating to new houses and alterations and additions to houses are available at the State level only (see Explanatory notes, paragraph 4). (b) Excludes houses but includes flats, home units, semi-detached residential buildings villa units, town houses, etc. For definitions see Explanatory notes, paragraph 8.

TABLE 6. NUMBER OF NEW DWELLINGS UNITS IN RESIDENTIAL BUILDINGS BY OWNERSHIP AND CLASS OF BUILDER, VICTORIA

Period	Private sector					Public sector			Total		
	Houses (a)			Other	Total (a)	Houses	Other	Total	Houses (a)	Other	Total (a)
	Contractor built	Other	Total								
COMMENCED											
1983-84	15,700	10,510	26,200	4,989	31,190	1,998	505	2,503	28,200	5,494	33,690
1984-85	17,630	12,850	30,480	7,185	37,660	2,172	457	2,629	32,650	7,642	40,290
1985-86	16,910	11,300	28,200	5,473	33,680	1,723	479	2,202	29,930	5,950	35,880
1985 -											
Sept.	4,650	2,950	7,600	1,588	9,190	491	134	625	8,090	1,722	9,810
Dec.	4,420	3,310	7,740	1,525	9,260	415	170	585	8,150	1,695	9,850
1986 -											
Mar.	3,790	2,670	6,460	1,301	7,760	472	84	556	6,930	1,385	8,320
June	4,040	2,370	6,410	1,059	7,470	345	91	436	6,750	1,150	7,900
Sept. r	4,240	2,220	6,460	1,172	7,630	394	188	582	6,860	1,360	8,220
Dec.	3,720	3,160	6,880	1,102	7,980	534	143	677	7,410	1,245	8,660
UNDER CONSTRUCTION AT END OF PERIOD											
1983-84	5,290	7,950	13,240	3,863	17,110	648	278	926	13,890	4,141	18,030
1984-85	6,070	9,510	15,590	5,328	20,910	997	427	1,424	16,580	5,755	22,340
1985-86	5,850	9,550	15,400	4,698	20,100	839	468	1,307	16,240	5,170	21,410
1985 -											
Sept.	5,960	9,440	15,410	5,220	20,630	781	467	1,248	16,190	5,687	21,870
Dec.	5,720	9,320	15,040	4,834	19,870	607	546	1,153	15,650	5,380	21,030
1986 -											
Mar.	6,280	9,410	15,690	4,927	20,610	813	481	1,294	16,500	5,408	21,910
June	5,850	9,550	15,400	4,698	20,100	839	468	1,307	16,240	5,166	21,410
Sept. r	5,990	9,440	15,430	4,413	19,840	803	549	1,352	16,230	4,962	21,190
DEc.	5,380	9,780	15,160	4,051	19,210	862	468	1,330	16,020	4,519	20,540
COMPLETED											
1983-84	14,700	8,630	23,330	4,477	27,810	2,472	553	3,025	25,800	5,030	30,830
1984-85	16,950	10,910	27,860	5,544	33,410	1,789	310	2,099	29,650	5,854	35,510
1985-86	17,170	10,970	28,130	6,034	34,170	1,833	465	2,298	29,970	6,500	36,470
1985 -											
Sept.	4,830	2,940	7,760	1,687	9,450	697	94	791	8,460	1,781	10,240
Dec.	4,690	3,310	8,000	1,871	9,870	553	118	671	8,550	1,989	10,540
1986 -											
Mar.	3,230	2,500	5,730	1,188	6,920	263	149	413	6,000	1,337	7,330
June	4,420	2,220	6,640	1,288	7,930	319	104	423	6,960	1,392	8,350
Sept. r	4,210	2,350	6,560	1,468	8,030	430	107	537	6,990	1,575	8,560
Dec.	4,310	2,780	7,090	1,434	8,522	475	224	699	7,560	1,658	9,220

(a) Figures have been rounded to the nearest ten units.

TABLE 7. NUMBER OF NEW HOUSES BUILT BY CONTRACT BUILDERS FOR PRIVATE OWNERSHIP, BY COMPLETION VALUE RANGE OF HOUSE AND STAGE OF CONSTRUCTION, VICTORIA (a)

Period	Commenced				Under construction at end of period				Completed			
	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total
1983-84	6,580	5,940	3,180	15,700	1,570	2,110	1,620	5,290	6,960	5,020	2,720	14,700
1984-85	5,010	7,630	4,980	17,630	1,240	2,430	2,400	6,070	5,430	7,250	4,280	16,950
1985-86	3,090	6,850	6,970	16,910	710	2,040	3,100	5,850	3,560	7,100	6,510	17,170
1985 -												
September	1,040	1,910	1,710	4,650	1,060	2,260	2,650	5,960	1,250	2,050	1,520	4,830
December	830	1,770	1,820	4,420	900	2,030	2,790	5,720	990	1,830	1,870	4,690
1986 -												
March	680	1,440	1,660	3,790	880	2,220	3,180	6,280	650	1,300	1,280	3,230
June	530	1,730	1,790	4,040	710	2,040	3,100	5,850	670	1,920	1,830	4,420
September r	580	1,630	2,040	4,240	590	1,940	3,470	5,990	670	1,800	1,740	4,210
December	580	1,680	1,460	3,720	530	1,930	2,930	5,380	640	1,700	1,980	4,310

(a) Figures have been rounded to the nearest ten units.

TABLE 8. VALUE OF NEW HOUSES BUILT BY CONTRACT BUILDERS FOR PRIVATE OWNERSHIP, BY COMPLETION VALUE RANGE OF HOUSE AND STAGE OF CONSTRUCTION, VICTORIA (\$m)

Period	Commenced				Under construction at end of period				Completed			
	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total	Less than \$40,000	\$40,000 to \$59,999	\$60,000 and over	Total
1983-84	213.5	284.9	267.7	766.1	51.4	101.9	145.2	298.4	224.1	239.7	222.9	686.8
1984-85	169.0	365.0	421.7	955.8	43.4	117.3	217.9	378.6	179.8	346.2	358.4	884.5
1985-86	102.8	331.6	610.3	1,044.7	24.3	100.7	306.7	431.7	120.3	341.6	549.7	1,011.6
1985 -												
September	34.0	92.2	142.3	268.6	35.5	109.3	240.9	385.8	42.9	98.9	125.3	267.1
December	27.2	85.7	159.4	272.3	30.4	98.0	263.7	392.1	32.5	89.1	158.1	279.6
1986 -												
March	23.8	70.0	146.4	240.2	30.5	107.7	305.9	444.1	21.9	63.1	105.8	190.8
June	17.9	83.6	162.1	263.6	24.3	100.7	306.7	431.7	23.1	90.6	160.4	274.1
September r	19.4	78.1	185.5	283.1	20.3	93.8	351.7	465.8	22.4	88.6	150.1	261.1
December	18.1	82.6	132.6	233.3	17.7	94.9	303.9	416.5	20.5	81.4	183.7	285.6

TABLE 9. SEASONAL ADJUSTMENT OF SELECTED BUILDING ACTIVITY STATISTICS, VICTORIA

Period	Number of new dwelling units								Value of work done on all classes of building jobs (\$m)				
	Approved		Commenced		Under construction at end of period		Completed						
	Original	Season-ally adjusted	Original	Season-ally adjusted	Original	Season-ally adjusted	Original	Season-ally adjusted	Original	Season-ally adjusted			
											(a)	(a)	(a)
											(a)	(a)	(a)
1983-84	36,727	..	33,690	..	18,030	..	30,830	..	2,871.9	..			
1984-85	40,997	..	40,290	..	22,340	..	35,510	..	3,712.6	..			
1985-86	37,533	..	35,880	..	21,410	..	36,470	..	4,419.2	..			
1985 -													
Sept. r	10,795	10,362	9,810	9,350	21,870	21,450	10,240	9,780	1,149.1	1,080.2			
Dec. r	10,162	10,102	9,850	9,680	21,030	21,780	10,540	9,220	1,116.7	1,095.5			
1986 -													
Mar. r	7,793	8,932	8,320	9,140	21,910	22,130	7,330	8,640	980.1	1,107.7			
June r	8,783	8,356	7,900	7,740	21,410	20,900	8,350	8,670	1,173.3	1,133.2			
Sept. r	9,093	8,619	8,220	7,820	21,190	20,680	8,560	8,140	1,212.9	1,141.0			
Dec.	9,010	9,091	8,660	8,500	20,540	21,270	9,220	8,060	1,168.4	1,147.2			

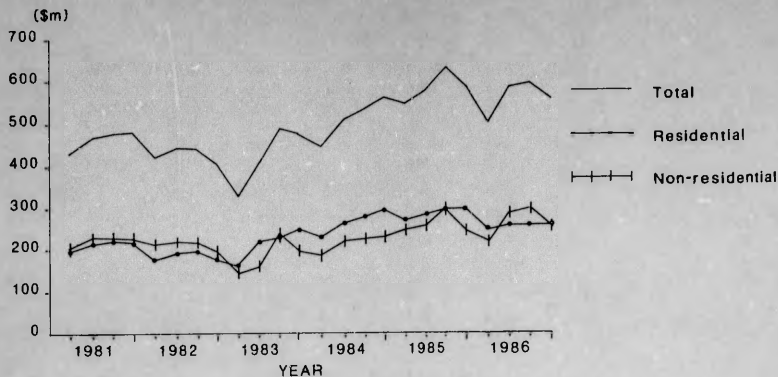
(a) Figures have been rounded to the nearest ten units.

TABLE 10. SELECTED BUILDING ACTIVITY STATISTICS AT AVERAGE 1979-80 PRICES (a), VICTORIA (\$m)

Period	New residential Building		Alterations and additions to residential building		Non-residential building		Total building	
	Original	Average 1979-80 prices	Original	Average 1979-80 prices	Original	Average 1979-80 prices	Original	Average 1979-80 prices
COMMENCED								
1980-81	1,015.4	903.1	138.8	121.8	924.8	839.6	2,079.6	1,864.5
1981-82	998.4	775.8	163.6	126.1	924.4	744.8	2,086.4	1,646.7
1982-83	1,150.3	809.5	171.1	119.5	900.2	674.8	2,221.5	1,603.8
1983-84	1,565.0	1,015.8	186.7	119.5	1,054.1	739.3	2,805.7	1,874.6
1984-85	2,092.4	1,206.1	260.4	148.4	1,579.0	970.3	3,931.8	2,324.8
1985-86	2,049.5	r1,051.5	318.8	162.4	1,800.7	r950.9	4,169.1	r2,164.8
1985 -								
Sep.		r282.3	74.7	r39.5	447.1	248.3	1,053.1	r570.1
Dec.	562.3	291.0	82.1	42.3	428.1	r229.3	1,072.5	562.6
1986 -								
Mar.	481.4	243.5	75.1	37.8	496.5	r257.5	1,053.0	r538.8
June	474.5	r234.7	87.0	42.8	429.0	r215.8	990.5	r493.3
Sept. r	503.6	243.8	85.4	41.2	880.2	427.5	1,469.2	712.5
Dec.	539.4	257.7	94.0	44.7	358.0	168.0	991.4	470.4
WORK DONE DURING PERIOD								
1980-81	1,023.6	904.2	134.7	118.4	987.5	895.7	2,145.7	1,918.2
1981-82	1,033.6	801.0	170.5	131.2	1,080.9	878.2	2,284.9	1,810.3
1982-83	1,080.5	753.7	170.7	118.9	967.2	704.4	2,218.6	1,577.0
1983-84	1,494.9	965.5	181.0	116.0	1,196.1	834.5	2,871.9	1,915.9
1984-85	1,942.8	1,117.7	253.0	144.2	1,516.8	946.3	3,712.6	2,208.2
1985-86	2,143.6	r1,094.3	327.2	r166.9	1,948.3	1,040.0	4,419.2	2,269.0
1985 -								
Sep.	556.7	294.9	81.9	43.4	510.5	289.7	1,149.1	628.0
Dec.	576.7	297.1	84.8	43.7	455.2	245.9	1,116.7	586.7
1986 -								
Mar.	485.7	r244.2	75.7	38.1	418.7	217.1	980.1	r499.4
June	524.6	r258.1	84.8	41.7	563.9	287.3	1,173.3	r587.1
Sept. r	526.9	253.8	87.0	41.9	599.0	294.1	1,212.9	589.8
Dec.	542.1	256.9	96.1	45.7	530.2	251.9	1,168.4	554.5

(a) See paragraphs 23 and 24 of the Explanatory notes.

VALUE OF BUILDING WORK DONE DURING QUARTER
AT AVERAGE 1979-80 PRICES, VICTORIA



VALUE OF BUILDING WORK COMMENCED DURING QUARTER
AT AVERAGE 1979-80 PRICES, VICTORIA

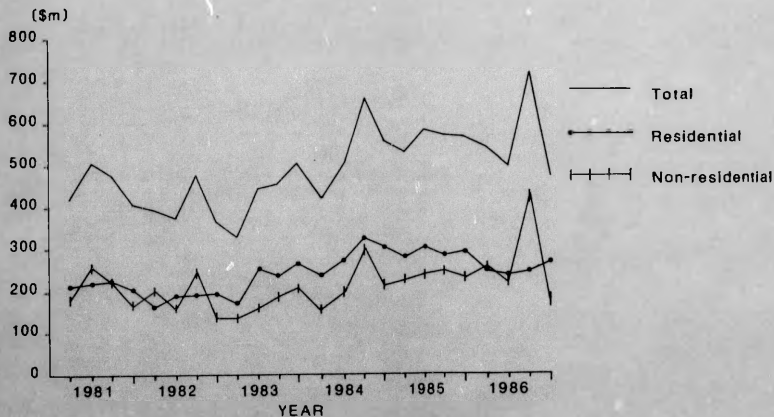


TABLE 11. SUMMARY OF BUILDING ACTIVITY, RELATIVE STANDARD ERRORS, VICTORIA,
DECEMBER QUARTER, 1986 (per cent)

31

Ownership and stage of construction	New Residential buildings				Value	
	Houses		Total		Alterations and additions to dwellings	Total building
	Number	Value	Number	Value		
PRIVATE SECTOR						
Commenced	2.6	3.0	2.2	2.7	5.4	1.7
Under construction at end of period	2.0	2.1	1.6	1.8	4.7	0.8
Completed	3.4	3.6	2.8	3.1	5.1	1.8
Value of work done	..	2.2	..	1.9	4.0	1.1
Value of work yet to be done at end of period	..	2.7	..	2.3	6.6	1.2
TOTAL PRIVATE AND PUBLIC SECTORS						
Commenced	2.4	2.8	2.0	2.5	5.4	1.5
Under construction at end of period	1.9	2.0	1.5	1.7	4.6	0.6
Completed	3.2	3.4	2.6	3.0	5.1	1.5
Value of work done	..	2.1	..	1.8	3.9	0.9
Value of work yet to be done at end of period	..	2.6	..	2.2	6.6	0.7