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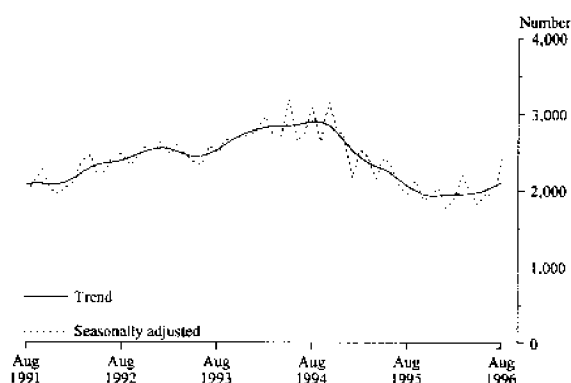
## BUILDING APPROVALS, VICTORIA, AUGUST 1996

### MAIN FEATURES

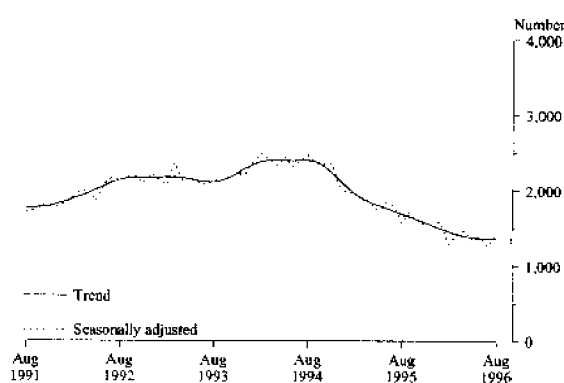
#### NUMBER OF DWELLING UNITS APPROVED

	August 1995	July 1996	August 1996	August 1995 to August 1996 change	July 1996 to August 1996 change
Original series	2,105	2,095	2,445	16.2%	16.7%
Seasonally adjusted	1,962	1,897	2,436	24.2%	28.4%
Trend estimate	2,066	2,066	2,115	2.4%	2.4%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



### Residential building

- The trend estimate for total dwelling units approved in August increased by 2.4% on last month. There would need to be a decrease of at least 26% in the seasonally adjusted estimate to halt the trend growth. The historical average movement of this series, regardless of sign, is 7%.
- For private sector house approvals, the trend estimate increased by 0.3% from the previous month. This is the first increase since August 1994.
- In original terms there were 2,445 dwelling units approved in August. Of this total, 1,502 were private sector houses and 867 were new other residential dwellings. Approvals for private other residential dwellings (825) were the highest number recorded since December 1975 and included five major projects containing 513 dwellings.

- The trend estimate of the value of new residential building approved was \$222.1 million in August, an increase of 4.5% from the previous month. This is the fifth consecutive monthly increase.

### Non-residential building

- The value of non-residential projects approved in August was \$198.8 million. The largest category was offices (\$41.9 million), followed by other business premises (\$41.4 million) and educational (\$32.5 million). There were 5 projects valued at more than \$5 million.

### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Adelaide (08) 8237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.

# RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months March 1996 to August 1996.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates will tend to be larger with greater volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 19 and 20 of the Explanatory Notes for a more detailed explanation.

To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (September 1996) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table) were to increase by 5% in September 1996, the trend estimate for that month would be 1,408, a movement of 0.7%. The monthly movements in the trend estimates for June, July and August 1996 which are currently estimated to be -0.9%, -0.6% and 0.3% respectively, would be revised to 0.0%, 0.6% and 1.1%. On the other hand, a 5% seasonally adjusted decline in the number of private sector houses approved in September 1996 would produce a trend estimate for that month of 1,345, a movement of -0.8%, with the movements in the trend estimates for June, July and August 1996, being revised to -0.7%, -0.6% and -0.3% respectively.

## NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if September 1996 seasonally adjusted estimate			
			is up 5% on August 1996		is down 5% on August 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
March	1,423	-2.5	1,419	-2.8	1,421	-2.6
April	1,396	-1.9	1,389	-2.1	1,395	-1.9
May	1,378	-1.3	1,375	-1.1	1,377	-1.3
June	1,366	-0.9	1,375	0.0	1,368	-0.7
July	1,358	-0.6	1,382	0.6	1,360	-0.6
August	1,362	0.3	1,398	1.1	1,356	-0.3
September	n.y.a.	n.y.a.	1,408	0.7	1,345	-0.8

## TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if September 1996 seasonally adjusted estimate			
			is up 7% on August 1996		is down 7% on August 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
March	1,955	0.1	1,945	-0.4	1,952	-0.1
April	1,961	0.3	1,944	0.0	1,956	0.2
May	1,978	0.9	1,969	1.3	1,976	1.0
June	2,013	1.8	2,035	3.3	2,019	2.2
July	2,066	2.6	2,133	4.8	2,080	3.0
August	2,115	2.4	2,250	5.5	2,151	3.4
September	n.y.a.	n.y.a.	2,366	5.2	2,216	3.0

TABLE 1. DWELLING UNITS APPROVED

TABLE 1. DWELLING UNITS APPROVED										
Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION (b)										
1993-94	17,878	585	18,463	2,920	414	3,334	1,152	21,844	1,105	22,949
1994-95	17,816	307	18,123	3,100	581	3,681	1,330	22,240	894	23,134
1995-96	12,551	345	12,896	2,984	723	3,707	616	16,133	1,086	17,219
1995-96										
July-August	2,649	103	2,752	173	140	313	14	2,836	243	3,079
1996-97										
July-August	1,997	39	2,036	1,261	140	1,401	66	3,323	180	3,503
1995—										
June	1,317	40	1,357	198	69	267	32	1,547	109	1,656
July	1,353	21	1,374	48	71	119	11	1,412	92	1,504
August	1,296	82	1,378	125	69	194	3	1,424	151	1,575
September	1,292	19	1,311	377	—	377	4	1,673	19	1,692
October	1,149	21	1,170	179	67	246	—	1,328	88	1,416
November	1,201	72	1,273	59	165	224	1	1,261	237	1,498
December	968	34	1,002	266	62	328	68	1,302	96	1,398
1996—										
January	859	5	864	64	83	147	23	946	88	1,034
February	833	7	840	437	34	471	88	1,357	42	1,399
March	809	10	819	325	50	375	336	1,461	69	1,530
April	910	33	943	267	100	367	66	1,235	141	1,376
May	1,007	33	1,040	398	11	409	4	1,409	44	1,453
June	874	8	882	439	11	450	12	1,325	19	1,344
July	938	22	960	488	106	594	19	1,444	129	1,573
August	1,059	17	1,076	773	34	807	47	1,879	51	1,930
VICTORIA										
1993-94	27,227	830	28,057	3,109	584	3,693	1,167	31,396	1,521	32,917
1994-95	25,284	601	25,885	3,225	808	4,033	1,347	29,849	1,416	31,265
1995-96	18,286	464	18,750	3,216	937	4,153	662	22,135	1,430	23,565
1995-96										
July-August	3,629	126	3,755	183	199	382	18	3,830	325	4,155
1996-97										
July-August	2,918	57	2,975	1,339	151	1,490	75	4,331	209	4,540
1995—										
June	1,906	79	1,985	202	107	309	32	2,140	186	2,326
July	1,827	32	1,859	50	130	180	11	1,888	162	2,050
August	1,802	94	1,896	133	69	202	7	1,942	163	2,105
September	1,723	23	1,746	377	8	385	8	2,108	31	2,139
October	1,694	23	1,717	183	101	284	1	1,878	124	2,002
November	1,731	80	1,811	84	188	272	3	1,818	268	2,086
December	1,380	46	1,426	267	62	329	69	1,716	108	1,824
1996—										
January	1,316	14	1,330	64	102	166	23	1,403	116	1,519
February	1,298	12	1,310	489	38	527	94	1,880	51	1,931
March	1,331	25	1,356	360	65	425	338	2,020	99	2,119
April	1,348	40	1,388	286	113	399	83	1,698	172	1,870
May	1,491	53	1,544	446	42	488	11	1,948	95	2,043
June	1,345	22	1,367	477	19	496	14	1,836	41	1,877
July	1,416	34	1,450	514	109	623	22	1,951	144	2,095
August	1,502	23	1,525	825	42	867	53	2,380	65	2,445

(a) Includes Conversions, etc. See paragraphs 11-13 of the Explanatory Notes. (b) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onwards.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
MELBOURNE STATISTICAL DIVISION (a)														
1993-94	1,683.9	40.5	1,724.4	241.8	31.1	272.9	1,925.7	71.6	1,997.3	509.2	1,619.8	2,138.6	4,046.0	4,645.1
1994-95	1,732.4	23.5	1,755.9	380.7	46.4	427.0	2,113.1	69.8	2,182.9	571.9	1,072.3	1,655.8	3,749.0	4,410.6
1995-96	1,303.0	32.6	1,335.6	308.4	53.9	362.4	1,611.5	86.5	1,698.0	466.3	1,351.9	1,933.6	3,408.3	4,097.9
1995-96 July-August	260.7	9.6	270.3	15.6	9.6	25.2	276.3	19.1	295.4	70.3	168.9	239.3	514.1	605.0
1996-97 July-August	221.3	3.0	224.3	150.3	8.9	159.2	371.6	11.9	383.5	86.5	203.2	265.7	658.2	735.7
1995— June	132.6	3.0	135.6	15.2	3.9	19.1	147.8	6.9	154.7	41.1	84.4	156.1	271.9	351.9
July	130.4	1.3	131.7	5.7	4.8	10.5	136.1	6.1	142.2	32.8	80.9	94.7	248.9	269.6
August	130.3	8.3	138.6	9.9	4.8	14.7	140.2	13.1	153.3	37.5	87.9	144.7	265.2	335.4
September	131.2	3.0	134.1	40.5	—	40.5	171.7	3.0	174.7	38.2	125.4	188.5	332.8	401.4
October	116.0	2.1	118.1	29.4	3.9	33.3	145.4	6.0	151.4	41.7	286.9	343.8	472.9	536.9
November	123.8	7.5	131.3	5.5	12.3	17.8	129.3	19.8	149.1	41.9	110.0	159.1	279.0	350.0
December	95.7	2.2	97.9	42.7	4.0	46.6	138.4	6.2	144.5	32.0	95.7	137.5	264.0	314.0
1996— January	86.6	0.3	86.9	4.8	5.4	10.2	91.4	5.7	97.1	33.0	64.1	125.5	185.3	255.5
February	87.8	0.8	88.6	58.8	4.6	63.3	146.6	5.4	151.9	40.9	114.8	126.5	301.2	319.3
March	88.6	0.8	89.4	27.1	3.8	31.0	115.8	4.6	120.4	49.8	66.6	152.9	230.2	323.0
April	99.1	3.1	102.2	17.9	9.2	27.1	117.0	12.3	129.3	44.8	89.5	136.6	249.4	310.7
May	115.2	2.6	117.8	31.3	0.7	32.1	146.5	3.3	149.9	39.1	153.8	221.0	337.1	410.0
June	98.3	0.6	98.9	34.8	0.5	35.3	133.2	1.1	134.2	34.8	76.0	102.9	242.4	271.9
July	101.9	1.6	103.5	61.5	6.8	68.3	163.4	8.4	171.8	41.1	86.1	103.8	288.5	316.6
August	119.4	1.4	120.8	88.8	2.1	90.9	208.2	3.5	211.7	45.4	117.2	161.9	369.7	419.0
VICTORIA														
1993-94	2,465.2	58.8	2,524.0	252.8	40.9	293.7	2,718.0	99.7	2,817.7	623.5	1,853.6	2,502.7	5,186.0	5,943.9
1994-95	2,383.4	41.9	2,425.3	388.8	59.9	448.7	2,772.2	101.8	2,874.0	685.1	1,274.7	1,975.2	4,717.5	5,534.3
1995-96	1,832.4	42.2	1,874.6	325.8	66.4	392.3	2,158.2	108.7	2,266.9	589.2	1,721.0	2,451.5	4,434.2	5,307.7
1995-96 July-August	349.2	11.3	360.4	16.2	12.2	28.4	365.3	23.5	388.8	87.9	228.8	312.0	679.5	788.7
1996-97 July-August	308.5	4.4	313.0	156.3	9.8	166.0	464.8	14.2	479.0	105.3	247.3	332.7	813.2	917.1
1995— June	184.6	6.0	190.5	15.4	6.7	22.1	200.0	12.6	212.6	50.8	104.0	181.4	352.4	444.8
July	173.7	2.3	176.0	5.7	7.4	13.2	179.5	9.7	189.2	41.0	111.7	131.4	330.7	361.7
August	175.4	9.0	184.4	10.4	4.8	15.2	185.9	13.8	199.7	46.9	117.1	180.5	348.8	427.1
September	171.2	3.3	174.5	40.5	0.4	41.0	211.7	3.7	215.4	47.5	154.6	227.5	410.6	490.4
October	165.7	2.1	167.8	29.6	6.0	35.7	195.3	8.2	203.5	53.8	307.9	382.1	554.4	639.4
November	172.5	8.3	180.8	7.7	14.5	22.2	180.2	22.8	203.1	52.7	137.6	212.9	367.0	468.7
December	131.6	3.7	135.3	43.0	4.0	47.0	174.6	7.6	182.3	41.1	114.9	172.4	327.2	395.8
1996— January	129.2	1.0	130.2	4.8	6.6	11.4	134.0	7.6	141.6	40.9	95.4	163.5	266.8	346.1
February	130.5	1.1	131.6	62.6	4.8	67.4	193.1	5.9	199.0	49.8	182.7	200.1	424.4	448.9
March	138.1	2.1	140.2	29.2	4.9	34.1	167.4	6.9	174.3	63.1	89.2	185.6	315.8	423.0
April	142.5	3.7	146.3	19.2	9.9	29.0	161.7	13.6	175.3	55.3	107.6	164.7	321.7	395.4
May	160.5	4.2	164.8	35.3	2.3	37.7	195.9	6.6	202.4	53.1	184.3	259.1	427.7	514.5
June	141.4	1.3	142.8	37.6	0.9	38.4	179.0	2.2	181.2	44.0	118.0	171.5	339.1	396.7
July	146.8	2.7	149.6	63.1	7.0	70.0	209.9	9.7	219.6	51.3	108.1	133.9	366.5	404.9
August	161.7	1.7	163.4	93.2	2.8	96.0	254.9	4.5	259.4	54.0	139.2	198.8	446.7	512.2

(a) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onwards.

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

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1995—						
June	1,840	1,923	2,103	2,301	209.6	51.0
July	1,792	1,858	1,854	2,054	190.9	45.8
August	1,578	1,726	1,727	1,962	185.6	45.3
September	1,712	1,702	2,141	2,130	218.4	47.7
October	1,567	1,593	1,739	1,881	185.8	45.7
November	1,574	1,655	1,710	1,924	189.0	47.6
December	1,606	1,623	1,880	2,040	202.3	47.3
1996—						
January	1,580	1,573	1,722	1,768	157.3	49.1
February	1,293	1,304	1,870	1,924	194.5	50.0
March	1,423	1,408	2,153	2,212	190.2	61.8
April	1,478	1,509	1,819	1,970	186.2	55.7
May	1,354	1,433	1,719	1,813	181.5	46.9
June	1,392	1,413	1,917	1,983	194.5	48.8
July	1,256	1,313	1,752	1,897	198.4	51.3
August	1,426	1,483	2,257	2,436	260.2	55.4
TREND ESTIMATES						
1995—						
June	1,768	1,845	2,062	2,213	211.7	51.0
July	1,726	1,804	1,979	2,139	208.5	48.1
August	1,688	1,760	1,904	2,066	202.1	46.4
September	1,655	1,715	1,844	2,002	196.2	45.9
October	1,618	1,665	1,808	1,951	191.7	46.0
November	1,579	1,609	1,804	1,930	189.2	46.9
December	1,538	1,556	1,822	1,935	187.4	48.9
1996—						
January	1,500	1,511	1,848	1,949	184.9	50.9
February	1,459	1,470	1,864	1,953	182.5	52.5
March	1,423	1,438	1,873	1,955	182.5	53.2
April	1,396	1,421	1,876	1,961	185.9	53.0
May	1,378	1,414	1,878	1,978	192.3	52.4
June	1,366	1,413	1,896	2,013	201.5	51.9
July	1,358	1,412	1,932	2,066	212.6	51.6
August	1,362	1,421	1,968	2,115	222.1	51.5

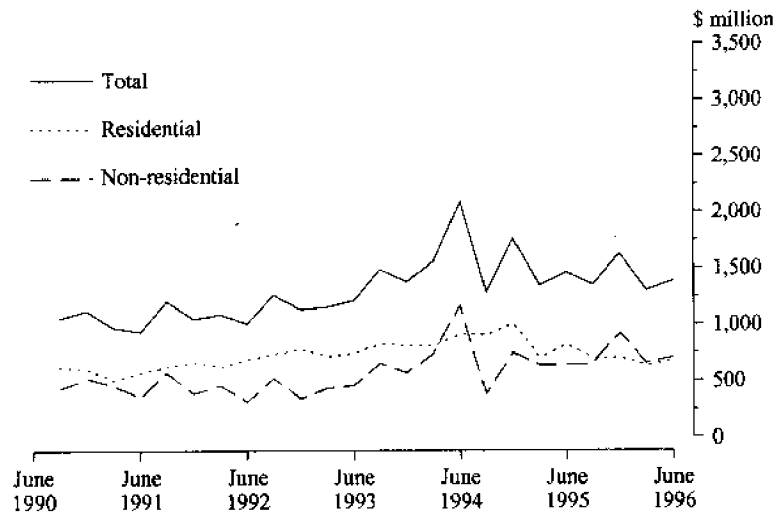
(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 11-13 of the Explanatory Notes.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	2,354.9	2,411.2	367.3	2,778.5	595.4	2,330.2	3,148.6	5,672.0	6,522.5
1994-95	2,220.1	2,259.0	543.9	2,802.9	637.9	1,564.3	2,423.5	4,960.2	5,864.3
1995-96	1,681.6	1,720.2	464.3	2,184.5	540.6	2,064.1	2,939.9	4,720.1	5,665.0
1995—									
Mar. qtr.	465.4	474.2	76.5	550.7	156.5	454.2	639.4	1,146.2	1,346.6
June qtr.	485.7	496.8	177.3	674.1	142.7	406.9	646.0	1,198.5	1,462.8
Sept. qtr.	480.1	493.4	82.9	576.4	124.9	463.6	652.4	1,147.5	1,353.6
Dec. qtr.	429.8	442.7	124.7	567.5	135.1	674.4	923.6	1,348.4	1,626.2
1996—									
Mar. qtr.	364.6	368.5	133.4	501.9	141.0	439.3	656.9	1,072.4	1,299.8
June qtr.	407.0	415.6	123.2	538.8	139.6	486.8	707.0	1,151.8	1,385.3

(a) Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

**VALUE OF BUILDING APPROVED  
AT AVERAGE 1989-90 PRICES**



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

Class of building	(P. million)				1996		
	1994-95	1995-96	1995-96	1996-97	June	July	August
PRIVATE SECTOR							
New houses	2,383.4	1,832.4	349.2	308.5	141.4	146.8	161.7
New other residential buildings	388.8	325.8	16.2	156.3	37.6	63.1	93.2
Total new residential building	2,772.2	2,158.2	365.3	464.8	179.0	209.9	254.9
Alterations and additions to residential buildings	670.6	555.0	85.4	101.1	42.1	48.5	52.6
Hotels, etc.	47.0	135.2	4.5	16.9	1.1	5.0	11.9
Shops	351.0	365.0	79.7	56.2	21.9	25.1	31.0
Factories	206.8	227.6	30.3	43.8	32.2	27.2	16.5
Offices	238.1	301.0	52.5	31.3	21.0	16.5	14.8
Other business premises	165.0	264.8	29.2	56.2	14.7	15.7	40.5
Educational	77.4	80.6	10.0	16.9	9.4	7.1	9.7
Religious	15.4	7.5	0.4	1.2	0.1	0.6	0.6
Health	49.2	68.6	9.9	5.6	8.6	2.6	3.0
Entertainment and recreational	81.9	136.2	10.2	10.0	4.9	5.5	4.5
Miscellaneous	42.9	134.5	2.0	9.4	4.1	2.8	6.6
Total non-residential building	1,274.7	1,721.0	228.8	247.3	118.0	108.1	139.2
Total	4,717.5	4,434.2	679.5	813.2	339.1	366.5	446.7
PUBLIC SECTOR							
New houses	41.9	42.2	11.3	4.4	1.3	2.7	1.7
New other residential buildings	59.9	66.4	12.2	9.8	0.9	7.0	2.8
Total new residential building	101.8	108.7	23.5	14.2	2.2	9.7	4.5
Alterations and additions to residential buildings	14.4	34.3	2.6	4.3	1.8	2.9	1.4
Hotels, etc.	1.1	1.2	0.1	0.2	—	0.2	—
Shops	7.7	25.5	2.9	1.9	—	0.8	1.1
Factories	12.4	3.0	1.7	0.4	—	—	0.4
Offices	123.1	118.0	5.8	29.1	17.1	2.0	27.1
Other business premises	53.3	75.7	3.2	1.4	0.7	0.5	0.9
Educational	226.3	284.2	35.9	28.9	13.2	6.1	22.8
Religious	—	—	—	—	—	—	—
Health	71.8	68.0	7.7	13.5	13.6	10.9	2.6
Entertainment and recreational	148.6	115.1	21.1	2.9	4.2	0.9	2.0
Miscellaneous	56.2	39.9	4.8	7.2	4.8	4.4	2.8
Total non-residential building	700.5	730.5	83.2	85.4	53.6	25.8	59.6
Total	816.7	873.4	109.2	103.9	57.6	38.4	65.5
TOTAL							
New houses	2,425.3	1,874.6	360.4	313.0	142.8	149.6	163.4
New other residential buildings	448.7	392.3	28.4	166.0	38.4	70.0	96.0
Total new residential building	2,874.0	2,266.9	388.8	479.0	181.2	219.6	259.4
Alterations and additions to residential buildings	685.1	589.2	87.9	105.3	44.0	51.3	54.0
Hotels, etc.	48.1	136.4	4.6	17.1	1.1	5.2	11.9
Shops	358.8	390.4	82.6	58.0	21.9	25.9	32.1
Factories	219.2	230.6	32.0	44.2	32.2	27.2	16.9
Offices	361.2	419.0	58.3	60.4	38.1	18.5	41.9
Other business premises	218.3	340.5	32.4	57.6	15.4	16.2	41.4
Educational	303.7	364.8	45.9	45.7	22.6	13.3	32.5
Religious	15.4	7.5	0.4	1.2	0.1	0.6	0.6
Health	121.0	136.6	17.6	19.1	22.2	13.5	5.6
Entertainment and recreational	230.4	251.3	31.4	12.8	9.0	6.4	6.4
Miscellaneous	99.0	174.4	6.8	16.6	8.9	7.2	9.4
Total non-residential building	1,975.2	2,451.5	312.0	332.7	171.5	133.9	198.8
Total	5,534.3	5,307.7	788.7	917.1	396.7	404.9	512.2

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1996 June	4	0.3	3	0.8	—	—	—	—	—	—	7	1.1
July	6	0.7	2	0.5	—	—	1	4.1	—	—	9	5.2
August	2	0.1	1	0.2	—	—	—	—	1	11.5	4	11.9
<b>SHOPS</b>												
1996 June	43	4.1	16	4.8	5	3.5	5	9.5	—	—	69	21.9
July	54	4.8	13	3.2	10	6.8	7	11.2	—	—	84	25.9
August	52	4.7	14	3.9	8	5.3	5	11.5	1	6.7	80	32.1
<b>FACTORIES</b>												
1996 June	28	3.2	16	4.4	3	1.8	2	2.8	1	20.0	50	32.2
July	27	2.7	24	7.3	5	3.3	4	8.4	1	5.5	61	27.2
August	32	3.4	25	7.4	9	5.1	1	1.0	—	—	67	16.9
<b>OFFICES</b>												
1996 June	37	3.9	20	6.1	10	6.4	3	5.5	2	16.1	72	38.1
July	42	4.0	12	3.8	4	3.3	5	7.5	—	—	63	18.5
August	40	3.6	16	5.2	9	6.7	5	8.2	1	18.2	71	41.9
<b>OTHER BUSINESS PREMISES</b>												
1996 June	32	3.3	9	2.8	2	1.1	4	8.2	—	—	47	15.4
July	24	2.9	11	3.3	4	2.4	4	7.6	—	—	43	16.2
August	27	2.5	18	6.0	7	5.0	8	21.6	1	6.3	61	41.4
<b>EDUCATIONAL</b>												
1996 June	20	2.1	6	2.0	3	2.1	8	16.4	—	—	37	22.6
July	6	0.6	8	2.4	4	2.6	5	7.6	—	—	23	13.3
August	7	1.0	6	2.1	7	4.8	7	19.1	1	5.5	28	32.5
<b>RELIGIOUS</b>												
1996 June	1	0.1	—	—	—	—	—	—	—	—	1	0.1
July	3	0.4	1	0.2	—	—	—	—	—	—	4	0.6
August	3	0.3	1	0.3	—	—	—	—	—	—	4	0.6
<b>HEALTH</b>												
1996 June	2	0.3	4	1.2	3	2.3	4	11.6	1	6.9	14	22.2
July	13	1.3	3	0.9	2	1.9	5	9.4	—	—	23	13.5
August	8	0.9	8	2.6	1	0.6	1	1.6	—	—	18	5.6
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1996 June	10	1.1	7	2.0	4	2.2	2	3.8	—	—	23	9.0
July	10	0.9	6	1.9	—	—	2	3.6	—	—	18	6.4
August	12	1.0	6	1.9	3	2.3	1	1.2	—	—	22	6.4
<b>MISCELLANEOUS</b>												
1996 June	14	1.2	13	4.2	3	2.5	1	1.0	—	—	31	8.9
July	20	1.8	8	2.3	2	1.5	1	1.5	—	—	31	7.2
August	19	1.8	14	3.7	2	1.5	1	2.4	—	—	36	9.4
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1996 June	191	19.6	94	28.2	33	21.9	29	58.8	4	43.0	351	171.5
July	205	19.9	88	25.8	31	21.9	34	60.8	1	5.5	359	133.9
August	202	19.5	109	33.3	46	31.3	29	66.6	5	48.2	391	198.8



**TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED  
BY MATERIAL OF OUTER WALLS, AUGUST 1996**

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>
<b>MELBOURNE STATISTICAL DIVISION (b)</b>						
Houses —						
Brick, stone or concrete	139	17,589	2	180	141	17,769
Brick-veneer	563	62,516	4	372	567	62,888
Timber	39	3,048	—	—	39	3,048
Fibre cement	3	83	—	—	3	83
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	315	36,205	11	838	326	37,043
<b>Total houses</b>	<b>1,059</b>	<b>119,441</b>	<b>17</b>	<b>1,389</b>	<b>1,076</b>	<b>120,830</b>
<b>Other residential buildings</b>	<b>773</b>	<b>88,789</b>	<b>34</b>	<b>2,087</b>	<b>807</b>	<b>90,877</b>
<b>Total residential buildings</b>	<b>1,832</b>	<b>208,230</b>	<b>51</b>	<b>3,476</b>	<b>1,883</b>	<b>211,707</b>
<b>REST OF VICTORIA (b)</b>						
Houses —						
Brick, stone or concrete	61	6,509	—	—	61	6,509
Brick-veneer	154	16,005	6	323	160	16,328
Timber	34	2,686	—	—	34	2,686
Fibre cement	11	910	—	—	11	910
Steel, aluminium or other materials	3	283	—	—	3	283
Not stated	180	15,851	—	—	180	15,851
<b>Total houses</b>	<b>443</b>	<b>42,243</b>	<b>6</b>	<b>323</b>	<b>449</b>	<b>42,566</b>
<b>Other residential buildings</b>	<b>52</b>	<b>4,448</b>	<b>8</b>	<b>678</b>	<b>60</b>	<b>5,126</b>
<b>Total residential buildings</b>	<b>495</b>	<b>46,691</b>	<b>14</b>	<b>1,001</b>	<b>509</b>	<b>47,692</b>
<b>TOTAL VICTORIA</b>						
Houses						
Brick, stone or concrete	200	24,098	2	180	202	24,278
Brick-veneer	717	78,521	10	695	727	79,215
Timber	73	5,734	—	—	73	5,734
Fibre cement	14	993	—	—	14	993
Steel, aluminium or other materials	3	283	—	—	3	283
Not stated	495	52,056	11	838	506	52,894
<b>Total houses</b>	<b>1,502</b>	<b>161,684</b>	<b>23</b>	<b>1,712</b>	<b>1,525</b>	<b>163,396</b>
<b>Other residential buildings</b>	<b>825</b>	<b>93,238</b>	<b>42</b>	<b>2,765</b>	<b>867</b>	<b>96,003</b>
<b>Total residential buildings</b>	<b>2,327</b>	<b>254,922</b>	<b>65</b>	<b>4,477</b>	<b>2,392</b>	<b>259,399</b>

(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1996

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION										
Banyule (C)										
Heidelberg	9	9	2,723	12	4	973	1,614	751	751	6,061
North	13	—	1,405	6	—	330	442	125	125	2,301
Total	22	9	4,128	18	4	1,303	2,056	876	876	8,362
Bayside (C)										
Brighton	9	—	1,981	—	—	—	902	63	63	2,945
South	15	—	1,691	—	—	—	1,109	78	78	2,878
Total	24	—	3,671	—	—	—	2,011	141	141	5,823
Boroondara (C)										
Camberwell North	15	—	2,725	4	—	380	1,540	—	—	4,644
Camberwell South	8	—	998	46	—	4,692	1,713	120	120	7,523
Hawthorn	2	—	241	—	—	—	1,293	938	1,338	2,872
Kew	6	—	699	16	—	1,600	626	90	865	3,790
Total	31	—	4,663	66	—	6,672	5,171	1,148	2,323	18,829
Brimbank (C)										
Keilor	56	—	6,528	4	—	210	256	2,126	2,226	9,221
Sunshine	4	2	550	4	3	365	323	2,600	2,600	3,838
Total	60	2	7,079	8	3	575	580	4,726	4,826	13,059
Cardinia (S)										
North	8	—	954	—	—	—	75	—	—	1,029
Pakenham	4	—	411	—	—	—	97	690	690	1,198
South	—	—	—	—	—	—	—	—	—	—
Total	12	—	1,366	—	—	—	172	690	690	2,228
Casey (C)										
Berwick	39	—	3,612	—	—	—	291	—	—	3,903
Cranbourne	7	—	522	—	—	—	115	—	—	637
Hallam	6	—	681	—	—	—	127	945	945	1,753
South	2	—	162	—	—	—	—	—	—	162
Total	54	—	4,977	—	—	—	533	945	945	6,455
Darebin (C)										
Northcote	9	—	952	—	5	498	1,175	1,330	1,405	4,030
Preston	29	—	3,151	14	10	1,270	715	235	1,135	6,272
Total	38	—	4,103	14	15	1,768	1,891	1,565	2,540	10,302
Frankston (C)										
East	22	—	2,205	—	—	—	305	90	90	2,600
West	8	—	522	—	2	85	361	1,380	1,550	2,518
Total	30	—	2,727	—	2	85	666	1,470	1,640	5,118
Glen Eira (C)										
Caulfield	11	—	3,245	15	—	1,321	1,188	797	3,597	9,350
South	9	—	918	6	—	380	1,130	450	450	2,878
Total	20	—	4,163	21	—	1,701	2,318	1,247	4,047	12,228
Greater Dandenong (C)										
Dandenong	11	—	848	2	—	125	201	3,182	3,182	4,356
Balance	18	1	1,662	9	10	1,070	138	4,636	4,727	7,596
Total	29	1	2,510	11	10	1,195	339	7,817	7,908	11,952
Hobsons Bay (C)										
Altona	22	—	1,832	14	—	761	185	1,806	2,056	4,834
Williamstown	11	—	1,142	2	—	160	872	163	228	2,402
Total	33	—	2,974	16	—	921	1,056	1,969	2,284	7,236
Hume (C)										
Broadmeadows	2	—	320	6	—	362	310	4,640	4,640	5,632
Craigieburn	44	—	4,453	—	—	—	320	1,184	6,081	10,854
Sunbury	12	—	1,312	2	—	150	321	50	50	1,833
Total	58	—	6,085	8	—	512	952	5,874	10,771	18,320
Kingston (C)										
North	14	—	1,704	5	—	375	515	6,571	8,171	10,765
South	21	—	2,215	2	—	110	360	400	400	3,085
Total	35	—	3,918	7	—	485	875	6,971	8,571	13,850

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1996—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION — continued										
Knox (C)										
North	24	—	2,333	13	—	690	532	749	1,299	4,854
South	28	—	3,707	2	—	250	404	5,680	5,680	10,041
Total	52	—	6,040	15	—	940	936	6,429	6,979	14,894
Manningham (C)										
East	16	—	2,667	—	—	—	189	—	—	2,856
West	52	1	8,789	7	—	490	1,268	2,557	2,557	13,104
Total	68	1	11,456	7	—	490	1,457	2,557	2,557	15,960
Maribyrnong (C)	20	2	1,793	25	—	1,090	1,160	1,091	1,901	5,943
Maroondah (C)										
Croydon	7	—	867	—	—	—	126	450	847	1,839
Ringwood	8	—	676	—	—	—	299	50	50	1,025
Total	15	—	1,543	—	—	—	425	500	897	2,864
Melbourne (C)										
Inner	—	—	—	11	—	990	1,120	7,366	12,416	14,526
Remainder	1	—	80	364	—	45,763	6,017	25,818	44,955	96,815
Total	1	—	80	375	—	46,753	7,137	33,184	57,371	111,341
Melton (S)										
East	24	—	2,392	—	—	—	60	—	—	2,452
Balance	17	—	1,823	—	—	—	288	713	713	2,823
Total	41	—	4,215	—	—	—	347	713	713	5,275
Monash (C)										
South-West	26	2	2,169	2	—	120	495	3,000	3,713	6,497
Waverley East	—	—	—	4	—	280	453	50	50	783
Waverley West	23	—	2,906	2	—	160	573	4,135	4,135	7,775
Total	49	2	5,076	8	—	560	1,521	7,185	7,898	15,055
Moonee Valley (C)										
Essendon	9	—	911	16	—	900	1,061	6,700	6,700	9,572
West	11	—	1,800	2	—	136	20	819	819	2,775
Total	20	—	2,711	18	—	1,036	1,081	7,519	7,519	12,347
Moreland (C)										
Brunswick	—	—	—	2	—	200	168	—	—	368
Coburg	3	—	314	—	—	—	188	195	195	697
North	3	—	250	—	—	—	95	—	—	345
Total	6	—	564	2	—	200	451	195	195	1,410
Mornington Peninsula (S)										
East	9	—	1,054	—	—	—	170	1,509	1,509	2,732
South	44	—	4,429	—	—	—	1,196	1,334	1,334	6,959
West	36	—	3,691	—	—	—	735	600	600	5,027
Total	89	—	9,174	—	—	—	2,101	3,443	3,443	14,718
Nilfumbik (S)										
South	4	—	419	2	—	149	73	—	—	641
South-West	2	—	175	—	—	—	144	—	—	319
Balance	—	—	—	—	—	—	32	300	300	332
Total	6	—	594	2	—	149	249	300	300	1,292
Port Phillip (C)										
St Kilda	3	—	317	2	—	140	263	370	370	1,090
West	31	—	3,232	104	—	20,000	737	1,262	1,416	25,384
Total	34	—	3,549	106	—	20,140	1,000	1,632	1,786	26,474
Stonnington (C)										
Prahan	6	—	1,343	12	—	1,320	1,968	470	470	5,100
Malvern	4	—	480	3	—	200	1,571	339	339	2,590
Total	10	—	1,823	15	—	1,520	3,538	809	809	7,690
Whitehorse (C)										
Box Hill	11	—	1,373	—	—	—	734	—	—	2,107
Nunawading East	6	—	1,094	—	—	—	194	150	150	1,438
Nunawading West	21	—	2,097	8	—	673	340	1,480	1,783	4,893
Total	38	—	4,563	8	—	673	1,268	1,630	1,933	8,437

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1996—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$ '000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$ '000)	Total (\$ '000)	Total building (\$ '000)
	Private sector (number)	Public sector (number)	Total value (\$ '000)	Private sector (number)	Public sector (number)	Total value (\$ '000)				
MELBOURNE STATISTICAL DIVISION — continued										
Whittlesea (C)										
North	16	—	1,746	—	—	—	149	2,400	2,400	4,295
South	30	—	2,788	2	—	126	199	521	6,021	9,134
Total	46	—	4,534	2	—	126	348	2,921	8,421	13,429
Wyndham (C)										
North-East	5	—	415	—	—	—	46	—	—	461
Werribee	59	—	5,433	—	—	—	302	840	840	6,575
Balance	5	—	494	—	—	—	—	8,720	8,720	9,213
Total	69	—	6,341	—	—	—	348	9,560	9,560	16,249
Yarra (C)										
North	5	—	612	19	—	1,800	1,559	120	120	4,091
Richmond	6	—	592	2	—	183	983	986	986	2,744
Total	11	—	1,204	21	—	1,983	2,543	1,106	1,106	6,836
Yarra Ranges (S) — Pt A (d)										
Central	2	—	108	—	—	—	34	198	198	340
North	—	—	—	—	—	—	67	100	100	167
South-West	36	—	3,100	—	—	—	792	670	670	4,562
Total	38	—	3,208	—	—	—	892	968	968	5,068
Melbourne (SD)	1,059	17	120,830	773	34	90,877	45,420	117,180	161,917	419,044
BARWON STATISTICAL DIVISION										
Colac-Otway (S)										
Colac	—	—	—	—	—	—	93	2,571	2,911	3,004
North	1	—	150	—	—	—	36	—	—	186
South	3	—	187	—	—	—	69	—	—	256
Total	4	—	337	—	—	—	198	2,571	2,911	3,446
Golden Plains (S)										
North-West	3	—	251	—	—	—	67	—	—	318
South-East	1	—	126	—	—	—	—	—	—	126
Total	4	—	377	—	—	—	67	—	—	444
Greater Geelong (C)										
Part A										
Bellarine — Inner	13	—	1,296	—	—	—	115	860	860	2,272
Corio — Inner	15	—	1,522	—	—	—	162	1,375	1,375	3,060
Geelong	1	—	97	2	—	200	265	422	422	984
Geelong West	—	—	—	—	—	—	150	—	—	150
Newtown	—	—	—	—	—	—	—	—	—	—
South Barwon — Inner	25	—	2,834	4	—	208	300	533	533	3,874
Part B	20	—	2,009	—	—	—	406	65	915	3,330
Part C	—	—	—	—	—	—	—	—	—	—
Total	74	—	7,758	6	—	408	1,399	3,255	4,105	13,670
Queenscliffe (B)	1	—	151	—	—	—	103	—	436	690
Surf Coast (S)										
East	16	—	1,501	—	—	—	40	263	263	1,804
West	8	—	715	—	—	—	263	—	—	978
Total	24	—	2,216	—	—	—	303	263	263	2,782
Barwon (SD)	107	—	10,839	6	—	408	2,071	6,089	7,715	21,033

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1996—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S)										
North	2	—	170	—	—	—	268	—	—	438
South	6	—	825	—	—	—	75	—	—	900
Total	8	—	995	—	—	—	343	—	—	1,337
Glenelg (S)										
Heywood	2	—	195	—	—	—	46	—	245	486
North	—	—	—	—	—	—	—	—	—	—
Portland	2	—	194	—	—	—	198	135	135	526
Total	4	—	389	—	—	—	244	135	380	1,013
Moyne (S)										
North-East	2	—	145	—	—	—	10	—	—	155
North-West	2	—	160	—	—	—	30	—	—	190
South	1	—	55	—	—	—	157	50	50	262
Total	5	—	360	—	—	—	197	50	50	607
Southern Grampians (S)										
Hamilton	1	—	119	—	—	—	20	112	112	251
Wannon	—	—	—	—	—	—	29	—	—	29
Balance	—	—	—	—	—	—	25	—	287	312
Total	1	—	119	—	—	—	74	112	399	592
Warrnambool (C)	8	—	831	—	—	—	30	200	400	1,261
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
Western District (SD)	26	—	2,693	—	—	—	888	497	1,229	4,810
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	—	—	—	—	—	—	75	1,067	1,067	1,142
Ballarat (C)										
Central	3	—	290	4	—	300	130	2,393	9,393	10,112
Inner North	6	—	769	4	—	180	94	—	—	1,043
North	1	—	110	—	—	—	—	—	—	110
South	12	—	1,285	—	—	—	28	—	—	1,313
Total	22	—	2,454	8	—	480	252	2,393	9,393	12,579
Hepburn (S)										
East	5	—	293	—	—	—	61	—	—	354
West	3	—	360	—	—	—	28	—	—	388
Total	8	—	653	—	—	—	89	—	—	742
Moorabool (S)										
Bacchus Marsh	12	—	1,196	—	—	—	138	—	—	1,334
Ballan	2	—	305	—	—	—	25	—	—	330
West	1	—	95	—	—	—	33	470	470	598
Total	15	—	1,596	—	—	—	196	470	470	2,263
Pyrenees (S)										
North	—	—	—	—	—	—	—	—	—	—
South	1	—	50	—	—	—	—	320	320	370
Total	1	—	50	—	—	—	—	320	320	370
Central Highlands (SD)	46	—	4,754	8	—	480	612	4,250	11,250	17,096

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1996—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WIMMERA STATISTICAL DIVISION										
Hindmarsh (S)	2	—	135	—	—	—	—	—	185	320
Horsham (RC)										
Central	3	—	407	—	—	—	118	290	940	1,464
Balance	1	—	67	—	—	—	74	—	—	141
Total	4	—	473	—	—	—	192	290	940	1,605
Northern Grampians (S)										
St Arnaud	1	—	100	—	—	—	36	65	65	201
Stawell	4	—	319	—	—	—	23	—	—	342
Total	5	—	419	—	—	—	59	65	65	543
West Wimmera (S)	2	—	230	—	—	—	135	100	667	1,032
Yarriambiack (S)										
North	—	—	—	—	—	—	—	85	85	85
South	1	—	60	—	—	—	79	—	—	139
Total	1	—	60	—	—	—	79	85	85	224
Wimmera (SD)	14	—	1,318	—	—	—	464	540	1,942	3,724
MALLEE STATISTICAL DIVISION										
Buloke (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	2	—	172	—	300	300	472
Total	—	—	—	2	—	172	—	300	300	472
Gannawarra (S)	3	—	361	—	—	—	91	50	50	502
Mildura (RC)										
Pt A	19	—	1,681	3	—	180	120	1,294	2,317	4,298
Pt B	1	—	100	—	—	—	—	—	—	100
Total	20	—	1,781	3	—	180	120	1,294	2,317	4,398
Swan Hill (RC)										
Central	3	—	269	—	—	—	—	—	—	269
Robinvale	—	—	—	—	—	—	10	—	—	10
Balance	—	—	—	—	—	—	—	—	—	—
Total	3	—	269	—	—	—	10	—	—	279
Mallee (SD)	26	—	2,411	5	—	352	221	1,644	2,667	5,650

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1996—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
LODDON STATISTICAL DIVISION										
Central Goldfields (S)										
Maryborough	1	—	83	—	3	158	15	80	80	336
Balance	1	—	30	—	—	—	—	—	—	30
Total	2	—	113	—	3	158	15	80	80	366
Greater Bendigo (C)										
Part A										
Central	6	—	342	4	—	650	50	100	700	1,742
Eaglehawk	1	—	93	—	—	—	64	50	50	207
Inner East	4	—	394	—	—	—	35	—	—	429
Inner North	1	—	103	—	—	—	34	—	—	137
Inner West	7	—	721	—	—	—	27	120	120	868
Strathfieldsaye	3	—	232	—	—	—	22	—	—	254
Part B	7	—	474	—	—	—	40	—	68	582
Total	29	—	2,360	4	—	650	271	270	938	4,220
Loddon (S)										
North	—	—	—	—	—	—	172	—	192	364
South	1	—	45	—	—	—	49	—	—	94
Total	1	—	45	—	—	—	221	—	192	458
Macedon Ranges (S)										
Kyneton	1	—	50	—	—	—	92	—	—	142
Romsey	7	—	770	—	—	—	73	—	—	843
Balance	8	—	939	—	—	—	259	65	351	1,548
Total	16	—	1,759	—	—	—	423	65	351	2,533
Mount Alexander (S)										
Castlemaine	—	—	—	—	—	—	110	—	—	110
Balance	—	—	—	—	—	—	20	—	—	20
Total	—	—	—	—	—	—	130	—	—	130
Loddon-Campaspe (SD)	48	—	4,277	4	3	808	1,060	415	1,561	7,706

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1996—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GOULBURN STATISTICAL DIVISION										
Campaspe (S)										
Echuca	8	2	488	5	—	250	54	300	300	1,092
Kyabram	5	—	451	—	—	—	29	—	—	480
Rochester	4	—	412	—	—	—	19	115	115	546
South	2	—	115	—	—	—	—	—	—	115
Total	19	2	1,466	5	—	250	102	415	415	2,233
Delatite (S)										
Benalla	1	—	80	—	—	—	66	—	—	146
North	1	—	40	—	—	—	—	—	—	40
South	7	—	607	6	—	1,150	72	—	—	1,829
Total	9	—	727	6	—	1,150	138	—	—	2,015
Greater Shepparton (C)										
Part A	3	—	299	—	—	—	123	3,996	3,996	4,418
Part B										
East	5	—	530	—	—	—	25	—	—	555
West	1	—	60	—	—	—	89	61	285	434
Total	9	—	888	—	—	—	237	4,057	4,281	5,406
Mitchell (S)										
North	2	—	118	—	—	—	—	60	60	178
South	8	—	578	—	—	—	102	—	—	680
Total	10	—	695	—	—	—	102	60	60	858
Moira (S)										
East	2	—	216	—	—	—	138	—	—	354
West	7	—	1,178	2	—	105	32	—	—	1,315
Total	9	—	1,394	2	—	105	170	—	—	1,669
Murrindindi (S)										
East	5	—	440	—	—	—	18	—	—	458
West	3	—	373	—	—	—	84	—	—	457
Total	8	—	813	—	—	—	102	—	—	915
Strathbogrie (S)	2	—	270	—	—	—	192	—	60	522
Goulburn (SD)	66	2	6,254	13	—	1,505	1,043	4,532	4,816	13,618
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	1	—	174	—	—	—	30	—	—	204
West	—	—	—	—	—	—	40	—	—	40
Total	1	—	174	—	—	—	70	—	—	244
Indigo (S)										
Part A	6	—	498	—	—	—	97	—	90	685
Part B	—	—	—	—	—	—	35	—	67	102
Total	6	—	498	—	—	—	132	—	157	787
Wangaratta (RC)										
Central	4	—	377	2	—	100	78	100	100	655
North	1	—	68	—	—	—	22	—	—	90
South	—	—	—	—	—	—	41	—	—	41
Total	5	—	445	2	—	100	140	100	100	786
Towong (S)										
Part A	—	—	—	—	—	—	70	—	—	70
Part B	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	70	—	—	70
Wodonga (RC)	13	4	1,669	11	5	1,264	40	200	450	3,423
Ovens-Murray (SD)	25	4	2,786	13	5	1,364	452	300	707	5,310

See footnotes at end of table.



TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1996—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
EAST GIPPSLAND STATISTICAL DIVISION										
East Gippsland (S)										
Bairnsdale	12	—	1,098	—	—	—	164	—	161	1,423
Orbost	4	—	220	—	—	—	158	—	—	378
South-West	3	—	230	—	—	—	—	—	—	230
Balance	2	—	120	—	—	—	—	—	—	120
Total	21	—	1,668	—	—	—	322	—	161	2,151
Wellington (S)										
Alberton	1	—	108	—	—	—	63	—	—	171
Avon	1	—	130	—	—	—	11	—	—	141
Maffra	—	—	—	—	—	—	50	—	937	987
Rosedale	6	—	358	—	—	—	181	55	55	594
Sale	—	—	—	—	—	—	164	57	57	221
Total	8	—	596	—	—	—	469	112	1,049	2,114
East Gippsland (SD)	29	—	2,264	—	—	—	791	112	1,210	4,265
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)										
Phillip Island	2	—	102	—	—	—	111	—	—	213
Balance	19	—	1,678	3	—	210	237	1,432	1,432	3,556
Total	21	—	1,780	3	—	210	348	1,432	1,432	3,770
Baw Baw (S)										
Part A	—	—	—	—	—	—	—	—	—	—
Part B										
East	1	—	76	—	—	—	208	—	—	284
West	6	—	545	—	—	—	30	164	325	900
Total	7	—	621	—	—	—	238	164	325	1,184
La Trobe (S)										
Moe	2	—	234	—	—	—	92	—	—	326
Morwell	8	—	601	—	—	—	91	150	150	842
Traralgon	7	—	651	—	—	—	200	1,890	1,890	2,741
Balance	—	—	—	—	—	—	—	—	—	—
Total	17	—	1,487	—	—	—	382	2,040	2,040	3,910
South Gippsland (S)										
Central	8	—	819	—	—	—	20	—	—	839
East	1	—	67	—	—	—	—	—	—	67
West	2	—	195	—	—	—	—	—	—	195
Total	11	—	1,082	—	—	—	20	—	—	1,102
Yarra Ranges (S) — Pt B (d)	—	—	—	—	—	—	—	—	—	—
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	56	—	4,970	3	—	210	988	3,636	3,796	9,964
VICTORIA										
Victoria	1,502	23	163,396	825	42	96,003	54,009	139,194	198,811	512,219

(a) For details of changes to Statistical Local Areas, please refer to paragraphs 28-30 of the Explanatory Notes. (b) Excludes Conversions, etc. (c) Details relating to individual classes of building are available on request. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Three of these are included in the Melbourne Statistical Division and one is included in the Gippsland Statistical Division. Approvals data for these SLAs are shown in Table 8 under the relevant Statistical Divisions.

TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS (a), AUGUST 1996

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)			
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION										
Greater Geelong (C) —										
— Bellarine — Inner	13	—	1,296	—	—	—	115	860	860	2,272
— Corio — Inner	15	—	1,522	—	—	—	162	1,375	1,375	3,060
— Geelong	1	—	97	2	—	200	265	422	422	984
— Geelong West	—	—	—	—	—	—	150	—	—	150
— Newtown	—	—	—	—	—	—	—	—	—	—
— South Barwon — Inner	25	—	2,834	4	—	208	300	533	533	3,874
Greater Geelong City Part A (SSD)	54	—	5,749	6	—	408	994	3,190	3,190	10,340
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) —										
— Central	3	—	290	4	—	300	130	2,393	9,393	10,112
— Inner North	6	—	769	4	—	180	94	—	—	1,043
— North	1	—	110	—	—	—	—	—	—	110
— South	12	—	1,285	—	—	—	28	—	—	1,313
Ballarat City (SSD)	22	—	2,454	8	—	480	252	2,393	9,393	12,579
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) — Pt A	19	—	1,681	3	—	180	120	1,294	2,317	4,298
Mildura Rural City Part A (SSD)	19	—	1,681	3	—	180	120	1,294	2,317	4,298
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
— Central	6	—	342	4	—	650	50	100	700	1,742
— Eaglehawk	1	—	93	—	—	—	64	50	50	207
— Inner East	4	—	394	—	—	—	35	—	—	429
— Inner North	1	—	103	—	—	—	34	—	—	137
— Inner West	7	—	721	—	—	—	27	120	120	868
— Strathfieldsaye	3	—	232	—	—	—	22	—	—	254
Greater Bendigo City Part A (SSD)	22	—	1,886	4	—	650	231	270	870	3,637
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	3	—	299	—	—	—	123	3,996	3,996	4,418
Shepparton City Part A (SSD)	3	—	299	—	—	—	123	3,996	3,996	4,418
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) — Pt A	6	—	498	—	—	—	97	—	90	685
Towong (S) — Pt A	—	—	—	—	—	—	70	—	—	70
Wodonga (RC)	13	4	1,669	11	5	1,264	40	200	450	3,423
Wodonga (SSD)	19	4	2,167	11	5	1,264	207	200	540	4,178
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
— Moe	2	—	234	—	—	—	92	—	—	326
— Morwell	8	—	601	—	—	—	91	150	150	842
— Traralgon	7	—	651	—	—	—	200	1,890	1,890	2,741
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	17	—	1,487	—	—	—	382	2,040	2,040	3,910

(a) For details of changes to Statistical Local Areas and Statistical Subdivisions, please refer to paragraphs 28-30 of the Explanatory Notes. (b) Excludes Conversions, etc.

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

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	Total
MELBOURNE STATISTICAL DIVISION											
1993-94	167,762	441,505	120,873	197,917	332,785	171,926	10,818	257,790	359,444	77,796	2,138,618
1994-95	27,930	314,547	180,794	326,322	186,075	231,103	10,880	84,398	208,521	85,198	1,655,767
1995-96	119,585	286,401	150,986	379,055	282,658	308,363	6,152	77,392	222,515	100,525	1,933,633
1995 June	430	16,118	9,128	37,317	18,963	25,996	877	10,307	15,032	21,933	156,102
July	2,958	20,513	10,855	18,076	18,455	13,991	237	5,305	2,634	1,654	94,679
August	230	30,271	11,794	34,753	7,101	27,914	50	7,362	21,815	3,370	144,659
1996 June	380	14,219	10,511	33,825	11,322	13,468	70	7,878	6,154	5,052	102,878
July	4,737	14,449	24,112	16,148	14,267	9,408	180	8,960	5,407	6,150	103,817
August	11,821	23,703	15,329	38,532	36,545	21,829	601	4,691	3,244	5,621	161,917
BARWON STATISTICAL DIVISION											
1993-94	1,650	8,390	12,294	3,564	10,105	4,695	559	5,187	1,071	7,182	54,696
1994-95	11,770	10,598	10,028	9,922	6,010	28,427	685	1,334	8,698	797	88,270
1995-96	1,550	20,026	23,299	6,910	12,502	13,382	179	9,806	5,190	2,627	95,471
1995 June	—	1,906	1,940	570	1,012	1,663	—	120	90	—	7,301
July	50	430	145	1,404	436	—	—	72	110	—	2,647
August	200	5,395	160	1,148	1,817	500	—	900	80	—	10,200
1996 June	150	3,050	500	1,179	500	110	—	—	335	160	5,984
July	190	6,189	—	280	800	330	329	—	110	80	8,308
August	—	3,615	1,250	600	500	850	—	—	699	200	7,715
WESTERN DISTRICT STATISTICAL DIVISION											
1993-94	632	1,299	2,161	820	6,609	2,316	632	8,417	506	2,015	25,408
1994-95	100	2,313	3,908	2,075	1,558	2,609	1,000	2,350	2,632	105	18,651
1995-96	3,842	3,389	7,189	2,440	913	5,471	159	10,786	984	2,802	37,975
1995 June	—	147	—	590	350	66	—	—	90	—	1,243
July	—	2,437	130	—	72	800	—	1,110	110	—	4,659
August	376	—	—	93	68	300	159	1,487	—	—	2,483
1996 June	—	200	—	315	66	188	—	—	221	—	990
July	—	781	120	95	125	—	73	—	298	50	1,542
August	—	200	—	—	135	112	—	287	50	445	1,229
CENTRAL HIGHLANDS STATISTICAL DIVISION											
1993-94	865	3,254	2,977	1,078	1,620	6,418	387	1,270	6,138	2,785	26,793
1994-95	4,270	4,679	4,417	7,917	2,273	8,054	410	897	1,065	2,658	36,640
1995-96	2,013	11,551	2,796	5,284	4,524	3,441	—	8,433	3,802	2,885	44,730
1995 June	60	454	500	—	2,024	—	—	—	265	364	3,667
July	—	145	—	527	265	—	—	147	185	—	1,269
August	352	3,893	108	120	305	600	—	—	340	—	5,718
1996 June	88	205	—	66	560	327	—	5,145	—	100	6,491
July	—	—	580	66	—	—	—	1,480	70	—	2,196
August	—	1,778	—	190	—	8,067	—	320	545	350	11,249

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	Total
WIMMERA STATISTICAL DIVISION											
1993-94	883	1,605	7,618	210	816	2,035	—	1,006	580	120	14,874
1994-95	65	490	1,004	216	610	3,437	283	17,786	305	860	25,057
1995-96	172	442	1,275	2,831	648	2,899	—	1,220	2,220	1,605	13,312
1995 June	—	—	—	—	100	—	—	2,084	—	90	2,274
July	—	50	65	105	—	—	—	—	85	82	387
August	—	—	80	—	—	—	—	—	1,050	—	1,130
1996 June	50	180	360	441	54	2,389	—	1,220	—	254	4,947
July	—	—	260	603	—	—	—	—	—	79	942
August	—	290	—	567	65	185	—	—	650	185	1,942
MALLEE STATISTICAL DIVISION											
1993-94	83	1,432	280	450	2,343	800	416	1,185	301	1,510	8,801
1994-95	845	1,365	735	1,245	1,123	6,215	—	774	80	86	12,468
1995-96	420	6,511	3,685	3,312	2,544	5,527	112	1,838	1,368	1,318	26,635
1995 June	—	120	—	70	163	597	—	—	—	—	950
July	—	80	—	368	962	—	—	230	230	—	1,870
August	—	384	100	150	485	60	—	267	—	—	1,446
1996 June	—	2,758	175	60	140	—	—	—	320	—	3,453
July	—	200	484	92	—	—	—	—	—	—	776
August	—	1,294	—	50	—	973	—	100	—	250	2,667
LODDON STATISTICAL DIVISION											
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	3,313	40,832	3,079	5,121	7,670	8,079	260	150	1,310	2,011	71,825
1995 June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	—	120	214	160	50	390	—	—	450	—	1,384
1996 June	—	160	345	415	320	2,291	—	—	500	705	4,735
July	—	300	—	945	95	—	—	—	—	—	1,340
August	—	600	215	—	—	192	—	188	80	286	1,561
GOULBURN STATISTICAL DIVISION											
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	2,657	5,254	11,075	4,736	6,245	3,110	371	19,271	7,210	6,284	66,214
1995 June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	—	99	4,458	70	611	290	—	—	—	300	5,827
1996 June	—	150	214	1,432	220	1,296	—	7,863	1,300	2,493	14,968
July	—	1,480	750	240	470	—	—	249	69	204	3,462
August	65	350	153	150	3,754	—	—	—	—	344	4,816

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	Total
OVENS MURRAY STATISTICAL DIVISION											
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	749	5,574	2,536	4,338	17,402	5,550	153	3,496	1,372	987	42,157
1995 June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	—	469	1,099	—	—	—	—	—	900	357	2,825
1996 June	—	155	—	—	2,000	2,246	—	100	—	—	4,501
July	168	80	140	—	—	1,609	—	2,810	100	—	4,907
August	—	200	—	350	—	—	—	—	—	157	707
EAST GIPPSLAND STATISTICAL DIVISION											
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	1,036	2,535	2,351	3,126	692	1,733	—	3,642	895	51,449	67,457
1995 June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	—	476	600	—	80	—	—	—	280	—	1,436
1996 June	461	149	—	120	120	170	—	—	—	—	1,020
July	—	1,989	200	—	—	664	—	—	350	342	3,545
August	—	—	—	512	—	161	—	—	—	537	1,210
GIPPSLAND STATISTICAL DIVISION											
1993-94	2,299	4,164	3,248	14,498	3,584	8,213	154	1,713	1,852	912	40,639
1994-95	1,412	9,754	6,871	5,081	4,511	3,630	152	284	2,495	3,146	37,337
1995-96	1,050	7,931	22,345	1,883	4,728	7,258	90	530	4,389	1,900	52,104
1995 June	700	350	728	152	—	70	—	180	81	—	2,261
July	50	291	—	430	—	—	—	250	910	69	2,000
August	300	160	—	50	970	731	—	—	1,126	80	3,417
1996 June	—	676	20,087	275	100	70	—	—	200	173	21,581
July	140	430	585	—	400	1,248	—	—	—	289	3,092
August	—	100	—	980	400	110	—	—	1,172	1,034	3,796
TOTAL VICTORIA											
1993-94	188,389	487,069	206,188	234,292	366,837	207,686	13,934	302,668	378,184	117,425	2,502,670
1994-95	48,126	358,756	219,224	361,187	218,315	303,732	15,351	121,046	230,444	99,015	1,975,197
1995-96	136,388	390,446	230,616	419,038	340,526	364,812	7,476	136,564	251,255	174,393	2,451,514
1995 June	1,325	19,265	12,831	40,773	23,682	31,061	997	13,062	15,803	22,625	181,425
July	3,108	41,356	13,399	21,707	20,888	15,107	237	7,618	5,311	2,705	131,436
August	1,458	41,266	18,613	36,544	11,486	30,785	209	10,017	26,041	4,107	180,525
1996 June	1,129	21,902	32,192	38,127	15,401	22,555	70	22,206	9,030	8,937	171,549
July	5,235	25,898	27,231	18,469	16,157	13,258	582	13,499	6,404	7,195	133,928
August	11,886	32,130	16,947	41,931	41,399	32,479	601	5,587	6,440	9,410	198,811

(a) As a result of changes to Statistical Division boundaries, data for the periods prior to July 1995 are not directly comparable to data for the periods from July 1995 onward. The Statistical Divisions of Loddon (formerly Loddon-Campaspe), Goulburn, Ovens-Murray, and East Gippsland were significantly affected by the changes, but for the remaining Statistical Divisions the changes were relatively minor.

**TABLE 11. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION (b)  
AUGUST 1996**

Statistical Division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Melbourne	1,076	167	125	292	—	6	509	515	807	1,883
Barwon	107	4	2	6	—	—	—	—	6	113
Western District	26	—	—	—	—	—	—	—	—	26
Central Highlands	46	8	—	8	—	—	—	—	8	54
Wimmera	14	—	—	—	—	—	—	—	—	14
Mallee	26	5	—	5	—	—	—	—	5	31
Loddon	48	7	—	7	—	—	—	—	7	55
Goulburn	68	7	—	7	—	6	—	6	13	81
Ovens-Murray	29	9	9	18	—	—	—	—	18	47
East Gippsland	29	—	—	—	—	—	—	—	—	29
Gippsland	56	3	—	3	—	—	—	—	3	59
Victoria	1,525	210	136	346	—	12	509	521	867	2,392
VALUE (\$'000)										
Melbourne	120,830	11,271	8,745	20,016	—	419	70,442	70,861	90,877	211,707
Barwon	10,839	208	200	408	—	—	—	—	408	11,247
Western District	2,693	—	—	—	—	—	—	—	—	2,693
Central Highlands	4,754	480	—	480	—	—	—	—	480	5,234
Wimmera	1,318	—	—	—	—	—	—	—	—	1,318
Mallee	2,411	352	—	352	—	—	—	—	352	2,763
Loddon	4,277	808	—	808	—	—	—	—	808	5,085
Goulburn	6,254	355	—	355	—	1,150	—	1,150	1,505	7,759
Ovens-Murray	2,786	764	600	1,364	—	—	—	—	1,364	4,150
East Gippsland	2,264	—	—	—	—	—	—	—	—	2,264
Gippsland	4,970	210	—	210	—	—	—	—	210	5,180
Victoria	163,396	14,447	9,545	23,992	—	1,569	70,442	72,011	96,003	259,399

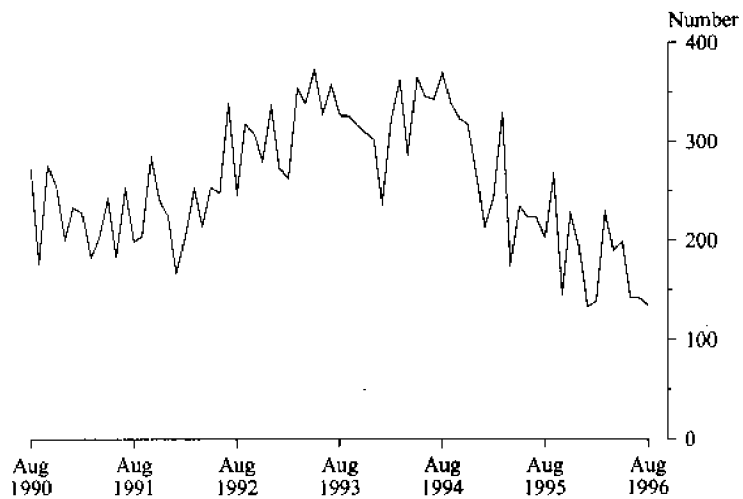
(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

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

Statistical division / subdivision (b)	1994-95	1995-96	July - Aug. 1996-97	Aug. 1996
Melbourne (SD)	2,672	1,919	219	117
Greater Geelong City Part A (SSD)	108	70	12	8
Barwon (SD)	164	82	14	10
Western District (SD)	56	26	6	—
Ballarat City (SSD) (c)	n.a.	30	3	2
Central Highlands (SD)	58	39	4	3
Wimmera (SD)	20	7	3	—
Mildura Rural City Part A (SSD)	27	13	—	—
Mallee (SD)	49	19	1	1
Greater Bendigo City Part A (SSD)	54	42	—	—
Loddon (SD) (c)	n.a.	n.a.	1	—
Greater Shepparton City Part A (SSD)	20	7	2	—
Goulburn (SD) (c)	n.a.	n.a.	4	—
Wodonga (SSD) (c)	n.a.	n.a.	2	—
Ovens-Murray (SD) (c)	n.a.	n.a.	2	—
East Gippsland (SD) (c)	n.a.	n.a.	1	—
Lalor Valley (SSD) (c)	n.a.	n.a.	2	2
Gippsland (SD)	76	57	6	4
<b>Victoria</b>	<b>3,382</b>	<b>2,292</b>	<b>261</b>	<b>135</b>

(a) Refer to paragraph 10 of the explanatory notes. (b) As a result of changes to Statistical Division and Statistical Subdivision boundaries, data for periods prior to July 1995 are not directly comparable to data for periods from July 1995 onward. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered.

**DUAL OCCUPANCY DWELLING UNITS APPROVED,  
VICTORIA**



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

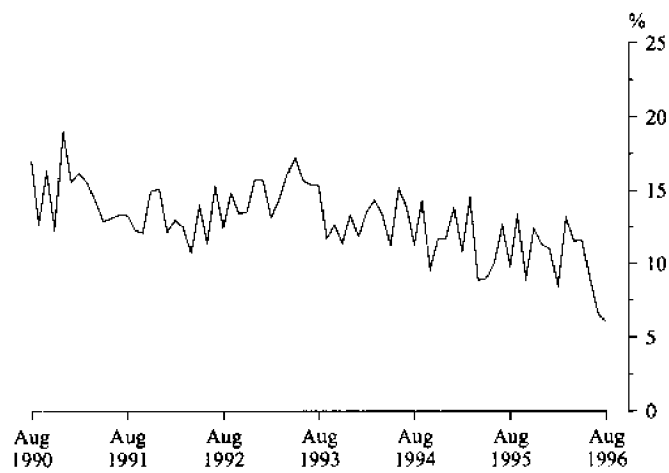


TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area (b) (c)	1994-95	1995-96	July - Aug. 1996-97	Aug. 1996
Banyule (C)				
Heidelberg	n.a.	n.a.	3	—
North	n.a.	n.a.	2	—
Total	n.a.	n.a.	5	—
Bayside (C)				
Brighton	87	49	6	1
South	n.a.	n.a.	15	6
Total	n.a.	n.a.	21	7
Boroondara (C)				
Camberwell North	n.a.	n.a.	2	—
Camberwell South	n.a.	n.a.	2	—
Hawthorn	23	8	—	—
Kew	35	24	1	—
Total	174	104	5	—
Brimbank (C)				
Keilor	n.a.	n.a.	12	8
Sunshine	n.a.	n.a.	5	4
Total	n.a.	n.a.	17	12
Cardinia (S)				
Pakenham	n.a.	n.a.	—	—
South	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Casey (C)				
Berwick	n.a.	n.a.	—	—
South	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Darebin (C)				
Northcote	n.a.	n.a.	4	2
Preston	n.a.	n.a.	4	—
Total	n.a.	n.a.	8	2
Frankston (C)				
East	n.a.	n.a.	—	—
West	n.a.	n.a.	2	2
Total	n.a.	n.a.	2	2
Glen Eira (C)				
Caulfield	106	87	10	7
South	n.a.	n.a.	7	1
Total	n.a.	n.a.	17	8
Greater Dandenong (C)				
Dandenong	25	9	2	2
Balance	n.a.	n.a.	5	3
Total	n.a.	n.a.	7	5
Hobsons Bay (C)				
Altona	n.a.	n.a.	9	7
Williamstown	n.a.	n.a.	7	6
Total	n.a.	n.a.	16	13
Hume (C)				
Broadmeadows	n.a.	n.a.	6	6
Craigieburn	n.a.	n.a.	2	2
Sunbury	n.a.	n.a.	1	1
Total	n.a.	n.a.	9	9
Kingston (C)				
North	n.a.	n.a.	7	5
South	n.a.	n.a.	8	5
Total	n.a.	n.a.	15	10
Knox (C)				
Manningham (C)				
Maribyrnong (C)				
Maroondah (C)				
Croydon	n.a.	n.a.	6	—
Ringwood	n.a.	n.a.	2	2
Total	n.a.	n.a.	8	2
Melbourne (C)				
Inner	—	—	—	—
Remainder	n.a.	5	2	—
Total	n.a.	5	2	—
Melton (S)				
East	n.a.	n.a.	2	2
Balance	n.a.	n.a.	—	—
Total	n.a.	n.a.	2	2
Monash (C)				
South-West	n.a.	n.a.	14	6
Waverley East	n.a.	n.a.	8	4
Waverley West	n.a.	n.a.	17	11
Total	n.a.	n.a.	39	21



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

Statistical local area (b) (c)	1994-95	1995-96	July - Aug. 1996-97	Aug. 1996
Moonee Valley (C)				
Essendon	55	49	—	—
West	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Moreland (C)				
Brunswick	6	10	2	2
Coburg	n.a.	n.a.	—	—
North	n.a.	n.a.	2	1
Total	n.a.	n.a.	4	3
Mornington Peninsula (S)				
East	n.a.	n.a.	—	—
South	14	14	—	—
West	n.a.	n.a.	2	—
Total	n.a.	n.a.	2	—
Nillumbik (S)				
South-West	n.a.	n.a.	—	—
Balance	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Port Phillip (C)				
St Kilda	n.a.	n.a.	—	—
West	n.a.	9	—	—
Total	n.a.	n.a.	—	—
Stonnington (C)				
Prahran	n.a.	n.a.	4	2
Malvern	59	33	3	3
Total	n.a.	n.a.	7	5
Whitehorse (C)				
Box Hill	69	39	4	2
Nunawading East	n.a.	n.a.	5	—
Nunawading West	n.a.	n.a.	7	3
Total	190	116	16	5
Whittlesea (C)	n.a.	n.a.	—	—
Wyndham (C)	n.a.	n.a.	—	—
Yarra (C)				
North	n.a.	n.a.	—	—
Richmond	29	25	—	—
Total	n.a.	n.a.	—	—
Yarra Ranges (S) (d)				
Central	2	3	2	—
North	n.a.	n.a.	—	—
South-West	n.a.	n.a.	3	3
Total	n.a.	n.a.	5	3
Melbourne Statistical Division	2,672	1,919	219	117
Rest of Victoria	710	373	42	18
Total Victoria	3,382	2,292	261	135

(a) Refer to paragraph 10 of the Explanatory Notes. (b) As a result of changes to Statistical Division and Statistical Subdivision boundaries, data for periods prior to July 1995 are not directly comparable to data for periods from July 1995 onward. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Approvals data for the three SLAs included in the Melbourne Statistical Division are shown in Table 13. The other SLA is included in the Gippsland Statistical Division.

## EXPLANATORY NOTES

### INTRODUCTION

1. This publication contains monthly details of building work approved.
2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

### SCOPE AND COVERAGE

3. Statistics of building work approved are compiled from:
  - (a) permits issued by local 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.
  - (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).
  - (d) permits issued by licensed private building surveyors. The last category reflects implementation of the 1993 Building Act by the Victorian Government from 1 July 1994.
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 from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).
5. 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.
6. 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
  - (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

### DEFINITIONS

7. 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.
8. 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 non-residential buildings' approved.
9. 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 caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
  - (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

10. Details of dual occupancy dwelling units approved are included in Tables 12 and 13 of this publication. The dual occupancy concept applies in each case where two dwelling units occupy a single residential allotment and new dwelling units are created as follows:

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

11. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

12. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

13. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

14. Value 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 differ significantly from the completed value of the building.

## BUILDING CLASSIFICATION

15. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

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 e.g. a student accommodation building on a university campus would be classified to Educational.

## SEASONAL ADJUSTMENT

17. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

18. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, 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.

19. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

20. Most of the component series have been seasonally adjusted independently. Therefore, 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 optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

21. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

#### TREND ESTIMATES

22. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

23. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series – Monitoring 'Trends': an Overview* (1348.0).

24. While the smoothing technique described in paragraphs 22 and 23 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

#### ESTIMATES AT CONSTANT PRICES

25. Estimates of the quarterly value of building approvals at average 1989–90 prices are presented in Table 4. (Note: monthly value data at constant prices are not available.)

26. 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 are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

27. 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 (ASGC)

28. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

29. The 1996 edition of the ASGC includes some changes to Victorian Statistical Divisions (SDs), Statistical Subdivisions (SSDs) and Statistical Local Areas (SLAs). Further details are:

- (a) The Shire of Milawa was renamed to Wangaratta and constituted as a Rural City.
- (b) Western Fringe Melbourne SSD (in Melbourne SD) has been renamed Melton–Wyndham SSD.
- (c) (i) The boundary of the Bendigo Statistical District has been extended to include a part transferred from Greater Bendigo (C) – Part B SLA to Greater Bendigo (C) – Strathfieldsaye SLA. There are consequential changes to Greater Bendigo City Part A and North Loddon SSDs.
- (ii) All SLAs in Greater Bendigo (C) LGA have been redefined. The seven new SLAs are: Greater Bendigo (C) – Central, Greater Bendigo (C) – Eaglehawk, Greater Bendigo (C) – Inner East, Greater Bendigo (C) – Inner North, Greater Bendigo (C) – Inner West, Greater Bendigo (C) – Strathfieldsaye (in Greater Bendigo City Part A SSD) and Greater Bendigo (C) – Part B (in North Loddon SSD).

(d) The following SLA splits (and boundary changes) have occurred:

- (i) Cardinia (S) – Pakenham has been split into two SLAs, Cardinia (S) – Pakenham (which also includes a part from Cardinia (S) – South) and Cardinia (S) – North
- (ii) Casey (C) – Berwick lost part to Casey (C) – South; remainder has been split into two SLAs, Casey (C) – Berwick and Casey (C) – Hallam
- (iii) Casey (C) – South has been split into two SLAs, Casey (C) – South (which also includes a part from Casey (C) – Berwick) and Casey (C) – Cranbourne
- (iv) Knox (C) has been split into two SLAs, Knox (C) – North and Knox (C) – South
- (v) Manningham (C) has been split into two SLAs, Manningham (C) – East and Manningham (C) – West
- (vi) Moira (S) has been split into two SLAs, Moira (S) – East and Moira (S) – West
- (vii) Nillumbik (S) Bal has been split into two SLAs, Nillumbik (S) – South (which also includes a part from Nillumbik (S) – South-West) and Nillumbik (S) Bal
- (viii) Pyrenees (S) has been split into two SLAs, Pyrenees (S) – North and Pyrenees (S) – South
- (ix) Swan Hill (RC) Bal has been split into two SLAs, Swan Hill (RC) – Robinvale and Swan Hill (RC) Bal
- (x) Whittlesea (C) has been split into two SLAs, Whittlesea (C) – North and Whittlesea (C) – South
- (xi) Wyndham (C) has been split into three SLAs, Wyndham (C) – North-West, Wyndham (C) – Werribee and Wyndham (C) Bal

(e) There have been changes between the following boundaries:

- (i) Ballarat (C) – Central and Ballarat (C) – Inner North
- (ii) Ballarat (C) – Inner North and Ballarat (C) – South
- (iii) Banyule (C) – Heidelberg and Banyule (C) – North
- (iv) Colac–Otway (S) – Colac, and Colac–Otway (S) – North
- (v) East Gippsland (S) – Orbost and East Gippsland (S) Bal
- (vi) Geelong and Geelong West
- (vii) Glenelg (S) – Heywood and Glenelg (S) – North
- (viii) Glenelg (S) – Heywood and Glenelg (S) – Portland
- (ix) Loddon (S) – North and Loddon (S) – South
- (x) Macedon Ranges (S) – Kyneton and Macedon Ranges (S) Bal
- (xi) Maroondah (C) – Croydon and Maroondah (C) – Ringwood
- (xii) Moonee Valley (C) – Essendon and Moonee Valley (C) – West
- (xiii) Moyne (S) Bal abolished: split between Moyne (S) – South (renamed to Moyne (S) – South-West) and new SLA Moyne (S) – North-West
- (xiv) Moyne (S) – South created from Moyne (S) – South-West and the southern part of Moyne (S) Bal
- (xv) Nillumbik (S) – South-West, and Nillumbik (S) – South
- (xvi) Surf Coast (S) – East and Surf Coast (S) – West
- (xvii) Wangaratta (RC) – North (previously Milawa (S) – North) and Wangaratta (RC) – South (previously Milawa (S) – South)
- (xviii) Wangaratta (RC) – Central renamed from Milawa (S) – Wangaratta
- (xix) Wellington (S) – Avon and Wellington (S) – Maffra

30. Tables 8, 9 and 13 show approvals statistics according to the new SLA structure for July 1996. Tables 10, 11, 12 and 13 include data for previous periods relating to those geographic areas for which no boundary changes have been made and for SDs to which only minor boundary changes have been made. (Historical data for SDs subject to significant boundary changes can, in some instances, be provided as a special data service. Charges apply for these services.)

## UNPUBLISHED DATA AND RELATED PUBLICATIONS

31. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

32. Other ABS publications which may be of interest include:

*Building Approvals, Australia* (8731.0) - issued monthly

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

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

*Building Activity, Victoria* (8752.2) - issued quarterly

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

## ELECTRONIC SERVICES

34. A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS Office. Selected ABS statistics are available on floppy disk. Further information is available on (06) 252 6684.

## RECORDED MESSAGE SERVICES

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## SYMBOLS AND USAGES

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

.. not applicable

— nil or rounded to zero

r figure or series revised since previous issue

n.a. not available

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

**STUART JACKSON**

Regional Director



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