

CATALOGUE NUMBER 8731.2
20 DECEMBER 1994

BUILDING APPROVALS, VICTORIA, OCTOBER 1994

PLEASE NOTE - Two major changes have taken place in the collection and presentation of Building Approval statistics commencing with the reference month of July 1994.

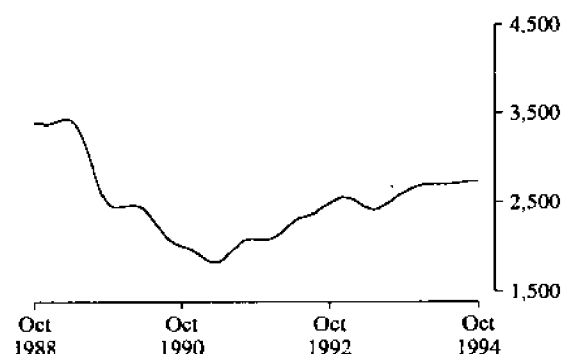
(1) Inclusion in building approval statistics of approvals issued by Registered Private Surveyors following implementation by the Victorian Government of the Building Act 1993 on 1 July 1994 - refer to paragraph 1 of the explanatory notes.

(2) Presentation in Tables 8, 9, 12 and 13 in this publication, of Statistical Local Area and Statistical Sub-division information, which reflects boundary changes implemented by the State Government as part of its ongoing review of local government boundaries. Refer to paragraphs 26 and 27 in the explanatory notes, and the lists of boundary changes enclosed with the July and October 1994 issues of this publication. Copies of these lists are also available from ABS Victoria on request.

MAIN FEATURES

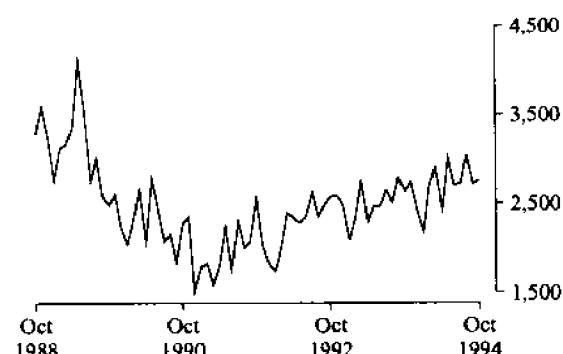
NUMBER OF NEW DWELLING UNITS APPROVED TREND ESTIMATES

- Trend estimates of the number of dwelling units approved in October 1994 (2,741) show a slight decrease from the figure recorded for September 1994 (2,743) but a 5 per cent increase when compared with the figure for October 1993 (2,613).
- In original terms the number of dwelling units approved in October 1994 (2,776) was 2 per cent higher than in September 1994 (2,719) and 5 per cent higher than in October 1993 (2,642).



NUMBER OF NEW DWELLING UNITS APPROVED ORIGINAL

- The value of non-residential buildings approved, at current prices, for the four months ending 31 October 1994 was \$659m, a decrease of 2 per cent when compared with the corresponding figure for the four months ending 31 October 1993 (\$675m).



INQUIRIES

For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnersly on Melbourne (03) 615 7000; or any ABS State office.

For information about other ABS statistics and services contact Information Services on Melbourne (03) 615 7000; or any ABS State office.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months May to October 1994.

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 tends to be larger, the greater the 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 16 and 17 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 that would result if the movements in the seasonally adjusted estimates for next month (November 1994) 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 houses approved (the first table) were to increase by 5 per cent in November 1994, the trend estimate for that month would be 2,398, a movement of -0.2 per cent. The monthly movements in the trend estimates for August, September and October 1994 which are currently estimated to be 0.4, 0.1 and -0.2 per cent respectively, would be revised to 0.5, 0.1 and -0.1 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in November 1994 would produce a trend estimate for that month of 2,305, a movement of -1.6 per cent, with the movements in the trend estimates for August, September and October 1994 being revised to -0.1, -0.8 and -1.3 per cent respectively.

NUMBER OF NEW PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

Revised trend estimate if November 1994 seasonally adjusted estimate						
Trend estimate			is up 5% on October 1994		is down 5% on October 1994	
No.	% change on previous month		No.	% change on previous month	No. —	% change on previous month
1994-						
May	2,375	0.1	2,375	0.1	2,379	0.3
June	2,381	0.3	2,381	0.2	2,388	0.4
July	2,392	0.5	2,391	0.4	2,395	0.3
August	2,401	0.4	2,403	0.5	2,393	-0.1
September	2,403	0.1	2,406	0.1	2,373	-0.8
October	2,398	-0.2	2,403	-0.1	2,342	-1.3
November	n.y.a.	n.y.a.	2,398	-0.2	2,305	-1.6

TOTAL NUMBER OF NEW HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

		Revised trend estimate if November 1994 seasonally adjusted estimate			
Trend estimate		is up 5% on October 1994		is down 5% on October 1994	
No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994-					
May	2,440 1.3	2,439 1.3	2,444 1.5		
June	2,464 1.0	2,464 1.0	2,473 1.2		
July	2,478 0.6	2,478 0.6	2,482 0.4		
August	2,482 0.2	2,484 0.2	2,472 -0.4		
September	2,477 -0.2	2,482 -0.1	2,444 -1.1		
October	2,463 -0.6	2,475 -0.3	2,404 -1.6		
November	n.y.a. n.y.a.	2,468 -0.3	2,361 -1.8		

ADDITIONAL VICTORIAN LOCAL GOVERNMENT BOUNDARY CHANGES

CONTAINED IN THIS PUBLICATION

INNER MELBOURNE AND SOUTH WESTERN VICTORIA

This paper outlines changes to the presentation of local area data in this publication reflecting the second group of Municipal Boundary changes implemented in 1994, as a result of the Victorian Government Review of Local Government Boundaries (LGA's).

Any subsequent changes to Statistical Local Areas (SLA's) will be considered during the next review (Edition 2.5) of the Australian Standard Geographical Classification (ASGC), due 1 July 1995. Until such time, the names of the newly created LGA's will be listed in the tables of this publication, together with the names of, and the data for, the relevant SLA's that will need to be considered at the next ASGC review. Any SLA that has been divided over two or more LGA's, as a result of the boundary review, has been allocated entirely to a single LGA on the basis of 'best fit', ie. to that newly created LGA, which covers the largest portion in area of the SLA. Changes relating to smaller parts of LGA's (and therefore parts of SLA's) have not been implemented; these parts will continue to be included in those (old) SLA's until the next ASGC review.

This interim measure is taken in recognition of those boundary changes that have been gazetted after the release of the latest ASGC (Edition 2.4). For details of these earlier changes refer to the paper issued with the July 1994 edition of this publication.

For further copies of the paper included with the July 1994 issue of this publication or for further information on the presentation changes contact John Brand on (03) 615 7453.

A. MUNICIPAL BOUNDARY CHANGES

The following is a summary of the changes and the date of gazettal. For further information on these boundary changes users are advised to refer to the relevant Victorian Government Gazette Notices. For information relating to changes gazetted before 22 June 1994 please refer to the document which was included with the July 1994 issue of Building Approvals, Victoria, Catalogue No. 8731.2. Copies of this document are also available from the Victorian Office of the ABS.

1. The creation of the City of **Boroondara** (22/6/94) by amalgamating the Cities of Camberwell, Hawthorn and Kew.
2. The creation of the City of **Darebin** (22/6/94) by amalgamating the City of Preston and parts of the Cities of Coburg and Northcote.
3. The creation of the City of **Hobsons Bay** (22/6/94) by amalgamating the Cities of Altona, Williamstown and parts of the Cities of Footscray and Werribee.
4. The creation of the City of **Moreland** (22/6/94) by amalgamating the City of Brunswick and part of the City of Coburg.
5. The creation of the City of **Port Phillip** (22/6/94) by amalgamating the Cities of Port Melbourne, South Melbourne, St Kilda and part of the City of Prahran.
6. The creation of the City of **Stonnington** (22/6/94) by amalgamating the City of Malvern and part of the City of Prahran.
7. The creation of the City of **Yarra** (22/6/94) by amalgamating the Cities of Collingwood, Fitzroy, Richmond and part of the City of Northcote.
8. The creation of the Rural City of **Ararat** (23/9/94) by amalgamating the City of Ararat and the Shire of Ararat.
9. The creation of the Shire of **Colac-Otway** (23/9/94) by amalgamating the City of Colac and parts of the Shires of Colac, Heytesbury and Otway.

10. The creation of the Shire of **Corangamite** (23/9/94) by amalgamating the Town of Camperdown and parts of the Shires of Hampden, Heytesbury, Mortlake, Otway and Warrnambool.

11. The creation of the Shire of **Glenelg** (23/9/94) by amalgamating the City of Portland, the (former) Shire of Glenelg and part of the Shire of Heywood.

12. The creation of the Shire of **Moyne** (23/9/94) by amalgamating the Borough of Port Fairy, the Shires of Belfast and Minhamite, the unincorporated area of Tower Hill and parts of the Shires of Dundas, Hampden, Mortlake, Mount Rouse and Warrnambool.

13. The creation of the Shire of **Pyrenees** (23/9/94) by amalgamating the Shires of Avoca, Lexton and Ripon.

14. The creation of the Shire of **Southern Grampians** (23/9/94) by amalgamating of the City of Hamilton, the Shire of Wannon and parts of the Shires of Dundas, Heywood and Mount Rouse.

15. The creation of the City of **Warrnambool** (23/9/94) by amalgamating the (former) City of Warrnambool and part of the Shire of Warrnambool.

16. The enlargement of the Shire of **Surf Coast** (23/9/94) by the inclusion of part of the Shire of Colac.

17. The name change to the Shire of **Golden Plains** (1/10/94) from the Shire of Southern Rural.

B. CHANGES TO THE STATISTICAL LOCAL AREAS

Statistical Local (SLA) changes made as a result of the LGA amalgamations gazetted up to and including 6 May 1994 were included in Edition 2.4 of the Australian Standard Geographic Classification (ASGC). Changes to SLA's as a result of subsequent LGA amalgamations will not be implemented until the next review (Edition 2.5) of the Australian Standard Geographical Classification (ASGC), due 1 July 1995.

C. INTERIM TREATMENT OF ABOLISHED LGA'S

The following list shows the location in publication tables of each (current) SLA relating to an abolished LGA, ie each SLA which (on an area basis) is predominantly covered by an LGA that has been abolished.

CURRENT SLA	NEW LGA	STATISTICAL DIVISION
Ararat (C)	Ararat (RC)	Central Highlands
Ararat (S)	Ararat (RC)	Central Highlands
Avoca (S)	Pyrenees (S)	Central Highlands
Altona (C)	Hobsons Bay (C)	Melbourne
Belfast (S)	Moyne (S)	Western District
Brunswick (C)	Moreland (C)	Melbourne
Camberwell (C)	Boroondara (C)	Melbourne
Camperdown (T)	Corangamite (S)	Western District
Coburg (C)	Moreland (C)	Melbourne
Colac (C)	Colac-Otway (S)	Barwon
Colac (S)	Colac-Otway (S)	Barwon
Collingwood (C)	Yarra (C)	Melbourne
Dundas (S)	Southern Grampians (S)	Western District
Fitzroy (C)	Yarra (C)	Melbourne
Glenelg (S)	Glenelg (S)	Western District
Hamilton (S)	Southern Grampians (S)	Western District
Hampden (S)	Corangamite (S)	Western District
Hawthorn (C)	Boroondara (C)	Melbourne
Heytesbury (S)	Corangamite (S)	Western District
Heywood (S)	Glenelg (S)	Western District
Kew (C)	Boroondara (C)	Melbourne
Lexton (S)	Pyrenees (S)	Central Highlands

Malvern (C)	Stonnington (C)	Melbourne
Minhamite (S)	Moyne (S)	Western District
Mortlake (S)	Moyne (S)	Western District
Mount Rouse (S)	Southern Grampians (S)	Western District
Northcote (C)	Darebin (C)	Melbourne
Otway (S)	Colac-Otway (S)	Barwon
Port Fairy (B)	Moyne (S)	Western District
Portland (C)	Glenelg (S)	Western District
Port Melbourne (C)	Port Phillip (C)	Melbourne
Prahran (C)	Stonnington (C)	Melbourne
Preston (C)	Darebin (C)	Melbourne
Richmond (C)	Yarra (C)	Melbourne
Ripon (S)	Pyrenees (S)	Central Highlands
South Melbourne (C)	Port Phillip (C)	Melbourne
Southern Rural (S)	Golden Plains (S)	Barwon & C'l Highlands
St Kilda (C)	Port Phillip (C)	Melbourne
Wannon (S)	Southern Grampians (S)	Western District
Warrnambool (C)	Warrnambool (C)	Western District
Warrnambool (S)	Moyne (S)	Western District
Williamstown (C)	Hobsons Bay (C)	Melbourne

Construction and Transport Sub-section

ABS Victoria

December 1994

**TOTAL NUMBER OF NEW DWELLING UNITS APPROVED
RELIABILITY OF TREND ESTIMATES**

	<i>Trend estimate</i>		<i>Revised trend estimate if November 1994 seasonally adjusted estimate</i>			
			<i>is up 6% on October 1994</i>		<i>is down 6% on October 1994</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1994-						
May	2,707	-0.0	2,705	-0.1	2,711	0.1
June	2,712	0.2	2,707	0.1	2,718	0.3
July	2,725	0.5	2,722	0.5	2,727	0.3
August	2,736	0.4	2,744	0.8	2,729	0.1
September	2,743	0.3	2,764	0.7	2,715	-0.5
October	2,741	-0.1	2,783	0.7	2,691	-0.9
November	n.y.a.	n.y.a.	2,803	0.7	2,664	-1.0

**VALUE OF NEW RESIDENTIAL BUILDING APPROVED
RELIABILITY OF TREND ESTIMATES**

	<i>Trend estimate</i>		<i>Revised trend estimate if November 1994 seasonally adjusted estimate</i>			
			<i>is up 5% on October 1994</i>		<i>is down 5% on October 1994</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
1994-						
May	249.7	0.1	249.5	0.0	250.0	0.2
June	249.6	-0.0	249.2	-0.1	250.0	0.0
July	250.1	0.2	249.9	0.3	250.3	0.1
August	250.8	0.3	251.4	0.6	250.3	-0.0
September	251.6	0.3	253.7	0.9	249.8	-0.2
October	251.6	0.0	256.2	1.0	249.0	-0.3
November	n.y.a.	n.y.a.	259.2	1.2	248.3	-0.3

**VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING APPROVED
RELIABILITY OF TREND ESTIMATES**

	<i>Trend estimate</i>		<i>Revised trend estimate if November 1994 seasonally adjusted estimate</i>			
			<i>is up 7% on October 1994</i>		<i>is down 7% on October 1994</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
1994-						
May	48.2	1.8	47.6	0.7	47.9	1.2
June	51.0	5.8	50.1	5.1	50.5	5.5
July	55.3	8.4	54.8	9.6	55.1	9.0
August	60.4	9.4	61.5	12.1	60.9	10.6
September	65.9	9.1	69.2	12.6	67.3	10.5
October	71.4	8.3	77.2	11.6	73.6	9.4
November	n.y.a.	n.y.a.	84.6	9.6	79.1	7.5

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION									
1991-92	14,424	491	14,915	1,477	710	2,187	15,901	1,201	17,102
1992-93	17,104	723	17,827	1,845	163	2,008	18,949	886	19,835
1993-94	17,878	585	18,463	2,920	414	3,334	20,798	999	21,797
1993-94 July-October	5,860	260	6,120	1,063	65	1,128	6,923	325	7,248
1994-95 July-October	7,035	95	7,130	848	59	907	7,883	154	8,037
1993— August	1,473	47	1,520	168	12	180	1,641	59	1,700
September	1,469	131	1,600	316	—	316	1,785	131	1,916
October	1,477	58	1,535	251	—	251	1,728	58	1,786
November	1,512	84	1,596	243	—	243	1,755	84	1,839
December	1,384	52	1,436	264	—	264	1,648	52	1,700
1994— January	1,225	13	1,238	256	94	350	1,481	107	1,588
February	1,581	36	1,617	169	51	220	1,750	87	1,837
March	1,641	18	1,659	153	125	278	1,794	143	1,937
April	1,339	52	1,391	311	11	322	1,650	63	1,713
May	1,756	22	1,778	312	25	337	2,068	47	2,115
June	1,580	48	1,628	149	43	192	1,729	91	1,820
July	1,706	20	1,726	199	—	199	1,905	20	1,925
August	1,843	11	1,854	228	10	238	2,071	21	2,092
September	1,760	25	1,785	106	29	135	1,866	54	1,920
October	1,726	39	1,765	315	20	335	2,041	59	2,100
VICTORIA									
1991-92	22,358	707	23,065	1,932	1,016	2,948	24,290	1,723	26,013
1992-93	25,969	1,189	27,158	2,186	227	2,413	28,155	1,416	29,571
1993-94	27,227	830	28,057	3,109	584	3,693	30,336	1,414	31,750
1993-94 July-October	9,015	363	9,378	1,160	71	1,231	10,175	434	10,609
1994-95 July-October	10,051	180	10,231	897	140	1,037	10,948	320	11,268
1993— August	2,250	56	2,306	192	12	204	2,442	68	2,510
September	2,283	171	2,454	344	—	344	2,627	171	2,798
October	2,272	91	2,363	273	6	279	2,545	97	2,642
November	2,354	137	2,491	254	—	254	2,608	137	2,745
December	2,102	68	2,170	266	—	266	2,368	68	2,436
1994— January	1,785	17	1,802	266	115	381	2,051	132	2,183
February	2,340	48	2,388	186	142	328	2,526	190	2,716
March	2,558	36	2,594	167	144	311	2,725	180	2,905
April	2,021	70	2,091	317	14	331	2,338	84	2,422
May	2,610	39	2,649	331	49	380	2,941	88	3,029
June	2,442	52	2,494	162	49	211	2,604	101	2,705
July	2,465	48	2,513	219	—	219	2,684	48	2,732
August	2,716	37	2,753	243	45	288	2,959	82	3,041
September	2,477	49	2,526	120	73	193	2,597	122	2,719
October	2,393	46	2,439	315	22	337	2,708	68	2,776

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 746 such dwelling units approved in October 1994.

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

(\$ million)														
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	
Period	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector						Total
MELBOURNE STATISTICAL DIVISION														
1991-92	1,280.1	28.8	1,309.0	101.6	47.4	149.0	1,381.7	76.3	1,458.0	413.3	978.6	1,242.4	2,773.2	3,113.7
1992-93	1,538.4	42.4	1,580.8	125.3	10.5	135.9	1,663.7	52.9	1,716.7	429.7	858.2	1,138.2	2,951.4	3,284.6
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
1993-94														
July-October	545.9	16.4	562.4	80.7	4.6	85.3	626.7	21.0	647.7	154.1	401.1	585.5	1,181.8	1,387.3
1994-95														
July-October	681.6	5.9	687.5	81.0	3.7	84.8	762.6	9.6	772.2	230.1	320.0	549.2	1,312.8	1,551.5
1993—														
August	140.2	3.7	143.9	10.6	0.8	11.4	150.8	4.5	155.3	36.0	150.6	262.1	337.4	453.4
September	137.5	7.9	145.4	25.4	—	25.4	162.8	7.9	170.7	37.1	83.3	104.1	283.1	311.9
October	134.8	3.4	138.1	21.2	—	21.2	155.9	3.4	159.3	43.6	127.0	141.0	326.5	343.9
November	139.3	5.6	144.9	17.8	—	17.8	157.2	5.6	162.8	45.9	63.3	136.5	266.4	345.1
December	130.1	3.0	133.0	20.3	—	20.3	150.3	3.0	153.3	45.4	89.2	105.9	284.9	304.6
1994														
January	112.3	0.8	113.2	31.4	8.3	39.7	143.7	9.1	152.8	29.0	34.7	48.4	207.3	230.2
February	147.3	3.1	150.3	15.1	3.2	18.3	162.4	6.3	168.7	34.9	190.0	332.3	387.2	535.8
March	154.9	1.5	156.4	11.6	10.1	21.8	166.6	11.6	178.2	41.2	90.2	112.7	298.0	332.1
April	126.1	4.0	130.2	30.9	0.9	31.8	157.0	5.0	162.0	33.3	102.0	130.0	291.9	325.3
May	175.8	1.6	177.4	23.1	1.5	24.6	198.8	3.2	202.0	85.9	92.7	111.9	369.4	399.8
June	152.1	4.5	156.6	10.9	2.4	13.3	163.0	6.8	169.9	39.4	556.7	575.5	759.2	784.8
July	161.2	1.3	162.6	19.3	—	19.3	180.6	1.3	181.9	36.4	45.7	59.8	262.6	278.1
August	181.6	0.7	182.3	15.4	0.4	15.8	196.9	1.2	198.1	66.3	67.0	91.7	330.2	356.0
September	172.4	1.5	173.9	13.5	1.8	15.4	185.9	3.4	189.3	41.4	89.9	101.0	317.2	331.7
October	166.4	2.3	168.7	32.8	1.4	34.2	199.2	3.7	202.9	86.0	117.5	296.8	402.7	585.6
VICTORIA														
1991-92	1,933.9	42.0	1,975.9	129.3	65.7	195.0	2,063.2	107.8	2,170.9	514.1	1,114.9	1,473.7	3,691.5	4,158.8
1992-93	2,262.5	71.4	2,333.8	145.7	14.6	160.3	2,408.2	86.0	2,494.1	533.0	1,066.2	1,406.3	4,006.9	4,433.4
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
1993-94														
July-October	802.9	25.9	828.8	86.0	5.3	91.3	888.9	31.2	920.2	191.6	475.4	674.6	1,555.7	1,786.5
1994-95														
July-October	936.2	10.8	947.1	83.8	8.1	91.9	1,020.0	18.9	1,039.0	267.8	383.8	658.9	1,671.6	1,965.7
1993—														
August	203.5	4.3	207.7	12.0	0.8	12.7	215.4	5.0	220.5	44.7	184.6	300.8	444.7	566.0
September	204.4	11.4	215.8	27.1	—	27.1	231.6	11.4	242.9	46.7	105.2	127.7	383.2	417.3
October	198.7	5.8	204.4	22.2	0.7	22.9	220.9	6.4	227.3	53.5	136.4	155.8	410.8	436.6
November	208.0	8.3	216.3	18.5	—	18.5	226.5	8.3	234.8	55.7	96.8	174.8	379.0	465.3
December	189.5	4.0	193.5	20.4	—	20.4	209.9	4.0	213.9	53.6	99.4	120.4	363.0	388.0
1994—														
January	160.3	1.1	161.5	32.2	9.5	41.7	192.5	10.6	203.2	36.5	43.6	65.3	272.5	304.9
February	209.4	3.8	213.2	16.3	8.1	24.4	225.7	11.9	237.6	44.1	209.5	363.4	479.3	645.1
March	231.7	2.6	234.3	12.2	11.3	23.5	243.9	13.9	257.8	53.7	104.2	165.3	401.9	476.8
April	185.6	5.4	191.0	31.2	1.1	32.3	216.8	6.5	223.3	42.1	121.5	178.9	379.9	444.4
May	250.3	2.9	253.2	24.3	2.8	27.1	274.6	5.7	280.3	96.7	118.8	151.1	482.1	528.1
June	227.6	4.8	232.3	11.6	2.8	14.4	239.1	7.6	246.7	49.5	584.2	608.7	872.6	904.9
July	227.2	2.9	230.1	20.3	—	20.3	247.5	2.9	250.5	44.7	64.8	80.6	356.9	375.7
August	252.5	2.2	254.7	16.5	2.4	18.9	269.0	4.7	273.7	77.1	79.6	111.5	425.7	462.2
September	232.9	3.0	235.9	14.2	4.1	18.3	247.1	7.1	254.2	51.2	105.4	119.5	403.7	424.9
October	223.6	2.7	226.3	32.8	1.6	34.4	256.4	4.2	260.6	94.9	134.0	347.3	485.3	702.8

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

SEASONALLY ADJUSTED AND TREND ESTIMATES (2), VICTORIA						
Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1993—						
August	2,158	2,247	2,353	2,453	214.8	45.0
September	2,150	2,357	2,536	2,675	236.3	44.5
October	2,173	2,258	2,450	2,629	222.2	48.1
November	2,272	2,359	2,493	2,580	217.3	49.9
December	2,175	2,299	2,481	2,612	228.2	55.3
1994—						
January	2,375	2,287	2,673	2,741	250.7	48.8
February	2,488	2,436	2,678	2,844	248.5	47.2
March	2,361	2,377	2,495	2,640	236.7	49.8
April	2,321	2,396	2,581	2,681	253.5	46.2
May	2,334	2,384	2,651	2,694	254.5	88.1
June	2,328	2,465	2,603	2,661	247.7	49.5
July	2,446	2,509	2,597	2,745	243.6	46.7
August	2,490	2,602	2,740	2,875	255.8	75.4
September	2,392	2,417	2,521	2,635	248.8	48.0
October	2,312	2,383	2,627	2,732	254.8	87.7
TREND ESTIMATES						
1993—						
August	2,129	2,254	2,396	2,519	216.8	46.2
September	2,151	2,274	2,436	2,567	220.7	47.1
October	2,191	2,298	2,481	2,613	224.9	48.4
November	2,239	2,317	2,520	2,649	229.1	49.5
December	2,291	2,332	2,553	2,678	233.6	50.1
1994—						
January	2,333	2,344	2,578	2,699	238.7	50.1
February	2,358	2,358	2,592	2,707	243.5	49.0
March	2,368	2,379	2,601	2,708	247.3	48.0
April	2,372	2,409	2,608	2,708	249.4	47.3
May	2,375	2,440	2,611	2,707	249.7	48.2
June	2,381	2,464	2,615	2,712	249.6	51.0
July	2,392	2,478	2,622	2,725	250.1	55.3
August	2,401	2,482	2,625	2,736	250.8	60.4
September	2,403	2,477	2,625	2,743	251.6	65.9
October	2,398	2,463	2,616	2,741	251.6	71.4

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

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

(\$ 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							
1991-92	1,859.7	1,900.2	230.8	2,131.0	494.3	1,328.4	1,756.5	3,880.7	4,381.8
1992-93	2,208.9	2,278.6	200.2	2,478.7	520.4	1,344.8	1,775.1	4,307.5	4,774.3
1993-94	2,354.9	2,411.2	367.4	2,778.6	595.4	2,333.4	3,152.5	5,676.3	6,526.5
1993—									
June qtr.	549.1	564.4	51.2	615.6	133.6	298.2	464.1	1,045.4	1,213.3
Sept. qtr.	590.6	610.4	86.6	697.0	135.0	431.3	660.2	1,254.0	1,492.1
Dec. qtr.	563.5	580.5	77.7	658.3	154.0	420.6	570.2	1,235.6	1,382.4
1994—									
Mar. qtr.	569.0	576.1	111.7	687.8	127.1	449.4	747.2	1,237.8	1,562.0
June qtr.	631.8	644.3	91.3	735.6	179.3	1,032.0	1,175.0	1,949.0	2,089.9
Sept. qtr.	666.1	673.6	70.8	744.4	161.6	311.5	388.5	1,218.1	1,294.6

(a) See paragraphs 18-23 of the Explanatory Notes. 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 1989-1990 PRICES
VICTORIA

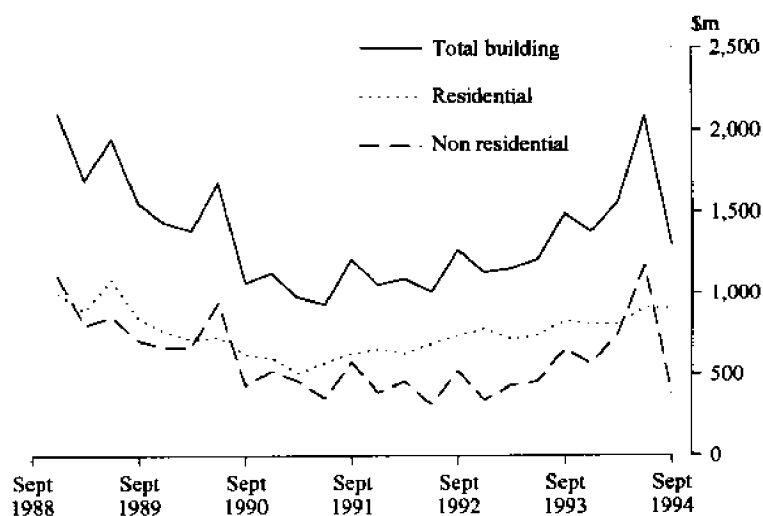


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA
(*\$ million*)

Class of building	(\$ million)						
	1992-93	1993-94	July-October		1994		
			1993-94	1994-95	August	September	October
PRIVATE SECTOR							
New houses	2,262.5	2,465.2	802.9	936.2	252.5	232.9	223.6
New other residential buildings	145.7	252.8	86.0	83.8	16.5	14.2	32.8
Total new residential building	2,408.2	2,718.0	888.9	1,020.0	269.0	247.1	256.4
Alterations and additions to residential buildings	532.5	614.4	191.3	267.8	77.1	51.2	94.9
Hotels, etc.	42.7	187.1	5.7	7.4	0.9	1.8	2.9
Shops	146.7	483.6	220.5	109.0	13.4	40.2	41.6
Factories	269.9	161.2	49.6	64.3	22.3	12.5	17.6
Offices	210.7	178.1	25.5	53.1	8.8	11.2	24.6
Other business premises	155.3	225.1	38.5	67.9	14.1	15.8	22.7
Educational	58.5	88.1	36.1	25.1	3.8	10.8	3.4
Religious	16.1	13.9	7.5	6.3	0.7	1.5	2.5
Health	80.3	119.8	30.5	26.0	7.1	4.7	11.7
Entertainment and recreational	36.5	308.7	10.0	10.6	4.3	1.7	3.8
Miscellaneous	49.7	87.9	51.6	14.1	4.3	5.4	3.2
Total non-residential building	1,066.2	1,853.6	475.4	383.8	79.6	105.4	134.0
Total	4,006.9	5,186.0	1,555.7	1,671.6	425.7	403.7	485.3
PUBLIC SECTOR							
New houses	71.4	58.8	25.9	10.8	2.2	3.0	2.7
New other residential buildings	14.6	40.9	5.3	8.1	2.4	4.1	1.6
Total new residential building	86.0	99.7	31.2	18.9	4.7	7.1	4.2
Alterations and additions to residential buildings	0.5	9.1	0.3				
Hotels, etc.	4.3	1.3	0.7	0.2			0.1
Shops	8.4	3.4	0.8	4.3	2.6	0.4	0.3
Factories	2.2	45.0	4.0	2.2	0.3		1.9
Offices	48.8	56.2	16.4	29.5	1.5	0.7	26.1
Other business premises	13.8	141.7	5.1	0.8	0.1	0.3	
Educational	97.0	119.6	44.5	97.5	15.1	10.8	63.5
Religious							
Health	40.9	182.9	86.5	5.9	3.9	0.7	1.3
Entertainment and recreational	61.8	69.5	37.3	128.0	7.7	0.1	115.5
Miscellaneous	62.7	29.5	4.0	6.6	0.7	1.1	4.5
Total non-residential building	340.0	649.1	199.2	275.1	31.8	14.1	213.3
Total	426.5	757.9	230.8	294.1	36.5	21.2	217.5
TOTAL							
New houses	2,333.8	2,524.0	828.8	947.1	254.7	235.9	226.3
New other residential buildings	160.3	293.7	91.3	91.9	18.9	18.3	34.4
Total new residential building	2,494.1	2,817.7	920.2	1,039.0	273.7	254.2	260.6
Alterations and additions to residential buildings	533.0	623.5	191.6	267.8	77.1	51.2	94.9
Hotels, etc.	47.0	188.4	6.3	7.6	0.9	1.8	3.0
Shops	155.1	487.1	221.3	113.2	16.0	40.6	41.9
Factories	272.1	206.2	53.7	66.5	22.6	12.5	19.6
Offices	259.5	234.3	41.9	82.6	10.3	11.9	50.7
Other business premises	169.1	366.8	43.5	68.7	14.2	16.1	22.7
Educational	155.5	207.7	80.6	122.6	18.9	21.6	66.9
Religious	16.1	13.9	7.5	6.3	0.7	1.5	2.5
Health	121.2	302.7	117.0	32.0	11.0	5.3	13.1
Entertainment and recreational	98.3	378.2	47.3	138.6	11.9	1.8	119.3
Miscellaneous	112.4	117.4	55.6	20.8	5.0	6.4	7.7
Total non-residential building	1,406.3	2,502.7	674.6	658.9	111.5	119.5	347.3
Total	4,433.4	5,943.9	1,786.5	1,965.7	462.2	424.9	702.8

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

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)
HOTELS, ETC.												
1994 August	2	0.1	3	0.7	—	—	—	—	—	—	5	0.9
September	6	0.6	1	0.5	1	0.8	—	—	—	—	8	1.8
October	8	0.8	3	0.7	—	—	1	1.5	—	—	12	3.0
SHOPS												
1994 August	49	4.5	7	2.0	5	3.1	4	6.4	—	—	65	16.0
September	44	3.8	17	4.5	6	3.9	2	3.3	1	25.0	70	40.6
October	75	7.2	17	5.3	6	4.0	5	7.5	1	17.8	104	41.9
FACTORIES												
1994 August	34	3.8	12	3.8	5	2.6	5	12.4	—	—	56	22.6
September	27	2.4	23	6.8	5	3.3	—	—	—	—	55	12.5
October	38	3.6	20	5.5	3	2.0	5	8.4	—	—	66	19.6
OFFICES												
1994 August	35	3.5	8	2.4	3	1.8	1	2.6	—	—	47	10.3
September	29	2.9	9	3.0	5	3.4	2	2.7	—	—	45	11.9
October	51	4.9	24	6.7	8	5.1	5	9.6	1	24.4	89	50.7
OTHER BUSINESS PREMISES												
1994 August	32	3.3	6	1.4	3	1.9	1	1.6	1	6.0	43	14.2
September	26	2.2	9	2.6	6	3.7	5	7.6	—	—	46	16.1
October	22	2.3	11	3.0	4	2.7	3	3.7	1	11.0	41	22.7
EDUCATIONAL												
1994 August	15	1.3	8	2.6	4	2.8	3	7.0	1	5.1	31	18.9
September	14	1.7	7	2.7	7	4.6	4	12.7	—	—	32	21.6
October	14	1.4	3	0.7	4	2.9	8	18.8	3	43.1	32	66.9
RELIGIOUS												
1994 August	2	0.2	2	0.6	—	—	—	—	—	—	4	0.7
September	3	0.2	2	0.8	1	0.5	—	—	—	—	6	1.5
October	2	0.3	—	—	—	—	1	2.2	—	—	3	2.5
HEALTH												
1994 August	4	0.3	2	0.4	—	—	2	3.7	1	6.5	9	11.0
September	1	0.1	2	0.6	2	1.5	2	3.2	—	—	7	5.3
October	3	0.3	5	1.1	1	0.7	3	4.5	1	6.5	13	13.1
ENTERTAINMENT AND RECREATIONAL												
1994 August	11	1.1	5	1.4	4	2.6	—	—	1	6.8	21	11.9
September	10	1.0	4	0.9	—	—	—	—	—	—	14	1.8
October	10	0.7	2	0.6	2	1.7	1	2.0	1	114.2	16	119.3
MISCELLANEOUS												
1994 August	14	1.5	5	1.2	1	1.0	1	1.3	—	—	21	5.0
September	16	1.6	6	1.6	3	1.8	1	1.5	—	—	26	6.4
October	14	1.4	3	0.9	3	1.6	2	3.9	—	—	22	7.7
TOTAL NON-RESIDENTIAL BUILDING												
1994 August	198	19.6	58	16.6	25	15.8	17	35.0	4	24.4	302	111.5
September	176	16.4	80	23.9	36	23.3	16	31.0	1	25.0	309	119.5
October	237	22.9	88	24.6	31	20.7	34	62.2	8	216.9	398	347.3

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS APPROVED
BY MATERIAL OF OUTER WALLS, OCTOBER 1994**

<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>
MELBOURNE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	27	2,651	1	120	28	2,771
Brick-veneer	1,053	100,209	1	100	1,054	100,309
Timber	35	2,826	2	188	37	3,013
Fibre cement	1	52	—	—	1	52
Steel, aluminium or other materials	59	6,397	—	—	59	6,397
Not stated	551	54,272	35	1,847	586	56,119
Total houses	1,726	166,406	39	2,255	1,765	168,661
Other residential buildings	315	32,795	20	1,444	335	34,239
Total residential buildings	2,041	199,201	59	3,699	2,100	202,900
REST OF VICTORIA						
Houses —						
Brick, stone or concrete	8	595	—	—	8	595
Brick-veneer	367	33,731	4	280	371	34,011
Timber	57	3,681	—	—	57	3,681
Fibre cement	27	1,805	1	10	28	1,815
Steel, aluminium or other materials	38	3,334	—	—	38	3,334
Not stated	170	14,038	2	128	172	14,167
Total houses	667	57,185	7	418	674	57,603
Other residential buildings	—	—	2	128	2	128
Total residential buildings	667	57,185	9	547	676	57,732
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	35	3,246	1	120	36	3,366
Brick-veneer	1,420	133,941	5	380	1,425	134,321
Timber	92	6,506	2	188	94	6,694
Fibre cement	28	1,857	1	10	29	1,867
Steel, aluminium or other materials	97	9,731	—	—	97	9,731
Not stated	721	68,310	37	1,976	758	70,286
Total houses	2,393	223,591	46	2,673	2,439	226,264
Other residential buildings	315	32,795	22	1,572	337	34,367
Total residential buildings	2,708	256,386	68	4,246	2,776	260,632

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, OCTOBER 1994

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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										
Berwick (C)	149	—	13,380	—	—	—	650	1,973	3,920	17,950
Boroondara (C) — (b)										
— Camberwell (C)	32	—	4,261	9	—	775	2,405	500	2,500	9,940
— Hawthorn (C)	8	—	1,065	—	—	—	1,212	110	110	2,387
— Kew (C)	7	—	986	—	—	—	760	100	100	1,846
Box Hill (C)	14	—	1,332	2	—	210	865	500	500	2,906
Brighton (C)	6	—	1,050	—	—	—	797	465	465	2,312
Broadmeadows (C)	36	—	2,972	—	—	—	867	3,130	3,130	6,970
Bulla (S)	75	—	7,929	3	—	150	416	1,270	5,270	13,766
Caulfield (C)	27	—	3,942	29	—	3,930	1,289	1,485	1,485	10,646
Chelsea (C)	8	—	865	—	—	—	362	125	125	1,352
Cranbourne (C)	117	—	8,283	—	—	—	585	6,440	6,500	15,368
Croydon (C)	21	—	1,945	—	—	—	319	500	500	2,763
Dandenong (C)	6	—	695	—	—	—	168	120	120	983
Darebin (C) — (b)										
— Northcote (C)	2	—	190	—	—	—	836	600	687	1,713
— Preston (C)	18	—	1,225	7	—	420	178	115	115	1,938
Diamond Valley (S)	16	—	1,927	—	—	—	523	242	242	2,692
Doncaster and Templestowe (C)	48	—	6,293	—	—	—	727	200	200	7,220
Eltham (S)	19	—	2,294	—	—	—	1,044	72	72	3,410
Essendon (C) (b)	15	—	1,236	4	—	180	1,823	815	815	4,054
Flinders (S)	42	2	4,143	—	—	—	1,203	400	400	5,746
Footscray (C) (b)	10	—	589	6	—	600	547	316	17,090	18,826
Frankston (C)	87	—	7,043	—	—	—	908	1,005	1,073	9,024
Hastings (S)	16	—	1,591	—	—	—	248	320	320	2,159
Healesville (S)	5	—	596	—	—	—	30	—	—	626
Heidelberg (C)	24	1	2,500	4	—	170	754	—	—	3,424
Hobsons Bay (C) — (b)										
— Altona (C)	21	—	1,776	—	—	—	225	450	640	2,641
— Williamstown (C)	19	—	2,134	—	—	—	496	685	685	3,315
Keilor (C)	172	—	16,386	—	—	—	601	4,275	4,275	21,262
Knox (C)	101	—	9,064	—	—	—	1,572	1,670	1,670	12,306
Lillydale (S)	55	—	5,182	—	—	—	1,110	490	490	6,782
Melbourne (C) (b)	4	—	2,050	163	—	19,509	42,003	35,661	177,051	240,613
Melton (S)	50	—	4,889	—	—	—	317	—	—	5,206
Moorabbin (C)	91	9	6,976	—	—	—	1,782	2,981	6,314	15,073
Moreland (C) — (b)										
— Brunswick (C)	—	—	—	7	—	480	551	80	80	1,111
— Coburg (C)	8	—	524	—	—	—	307	240	240	1,071
Mordialloc (C)	3	—	680	—	—	—	347	—	—	1,027
Mornington (S)	58	—	5,146	—	—	—	760	—	—	5,905
Nunawading (C)	34	1	2,704	—	—	—	1,304	4,154	4,154	8,162
Oakleigh (C)	15	—	1,195	10	—	615	455	3,560	3,560	5,825
Pakenham (S)	22	—	2,043	—	—	—	383	315	315	2,740
Port Phillip (C) — (b)										
— Port Melbourne (C)	—	—	—	—	—	—	20	—	—	20
— St Kilda (C)	—	—	—	7	—	1,000	4,898	—	—	5,898
— South Melbourne (C)	4	—	745	—	—	—	588	9,221	9,221	10,554
Ringwood (C)	7	25	2,006	—	—	—	428	610	610	3,045
Sandringham (C)	4	—	829	—	—	—	475	—	1,860	3,164
Sherbrooke (S)	4	—	366	—	—	—	547	255	255	1,167
Springvale (C)	31	—	2,780	43	—	2,000	189	14,516	14,516	19,485
Stonnington (C) — (b)										
— Malvern (C)	19	—	4,078	—	—	—	1,364	1,050	1,050	6,492
— Prahran (C)	7	—	1,419	21	—	2,756	2,379	3,014	3,014	9,568
Sunshine (C)	22	1	2,358	—	—	—	304	7,022	7,022	9,684
Upper Yarra (S) Pt A	3	—	205	—	—	—	386	135	135	726
Waverley (C)	13	—	1,353	—	20	1,444	642	—	—	3,438
Werribee (C)	73	—	6,455	—	—	—	257	3,420	5,101	11,812
Whittlesea (C)	72	—	6,256	—	—	—	484	2,025	2,025	8,766
Yarra (C) — (b)										
— Collingwood (C)	—	—	—	—	—	—	137	100	100	237
— Fitzroy (C) (b)	1	—	150	—	—	—	603	300	300	1,053
— Richmond (C)	5	—	582	—	—	—	562	505	6,334	7,477
Melbourne (SD)	1,726	39	168,661	315	20	34,239	85,991	117,537	296,755	585,646

See footnotes at end of t

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, OCTOBER 1994—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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)				
BARWON STATISTICAL DIVISION										
Colac - Otway (S) — (b)										
— Colac (C)	—	—	—	—	—	—	62	85	85	147
— Colac (S)	3	—	405	—	—	—	53	—	—	457
— Otway (S)	1	—	36	—	—	—	20	200	200	256
Golden Plains (S) — (b)										
— Central	—	—	—	—	—	—	—	—	—	—
— East	4	—	356	—	—	—	210	—	—	566
Greater Geelong (C) — (b)										
— Part A										
Bellarine — Inner	10	—	1,111	—	—	—	56	280	2,232	3,399
Corio — Inner	18	—	1,307	—	—	—	68	330	330	1,705
Geelong	3	2	365	—	2	128	108	—	103	704
Geelong West	3	—	255	—	—	—	165	—	—	420
Newtown	2	—	321	—	—	—	508	—	—	829
South Barwon — Inner	30	—	3,186	—	—	—	291	—	20,800	24,276
— Part B	20	—	1,763	—	—	—	508	150	150	2,421
— Part C	4	—	210	—	—	—	15	—	—	225
Queenscliffe (B)	1	—	140	—	—	—	87	—	52	279
Surf Coast (S) — (b)										
— Part A	11	—	831	—	—	—	149	—	50	1,029
— Part B	3	—	215	—	—	—	78	—	—	293
Barwon (SD)	113	2	10,501		2	128	2,375	1,045	24,002	37,006
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S) — (b)										
— Camperdown (T)	—	—	—	—	—	—	30	358	358	388
— Hampden (S)	—	—	—	—	—	—	—	—	—	—
— Heytesbury (S)	5	—	446	—	—	—	65	110	110	621
Glenelg (S) — (b)										
— Glenelg (S)	2	—	145	—	—	—	35	—	—	180
— Heywood (S)	5	—	431	—	—	—	48	—	—	479
— Portland (C)	1	—	25	—	—	—	10	—	—	35
Moyne (S) — (b)										
— Belfast (S)	—	—	—	—	—	—	—	—	—	—
— Mortlake (S)	—	—	—	—	—	—	12	—	—	12
— Minhamite (S)	—	—	—	—	—	—	—	—	—	—
— Port Fairy (B)	2	—	101	—	—	—	—	—	—	101
— Warrnambool (S)	2	—	178	—	—	—	115	—	—	292
Southern Grampians (S) — (b)										
— Dundas (S)	1	—	98	—	—	—	23	—	—	121
— Hamilton (S)	2	—	206	—	—	—	15	—	—	221
— Mount Rouse (S)	—	—	—	—	—	—	70	—	—	70
— Wannon (S)	—	—	—	—	—	—	—	—	—	—
Warrnambool (C) — (b)										
— Warrnambool (C)	24	4	2,613	—	—	—	230	230	230	3,074
Lady Julia Percy & Towerhill	—	—	—	—	—	—	—	—	—	—
Western District (SD)	44	4	4,244	—	—	—	653	698	698	5,594

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, OCTOBER 1994—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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)				
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC) — (b)										
Ararat (C)	2	—	146	—	—	—	50	—	—	196
Ararat (S)	1	—	25	—	—	—	76	—	—	101
Bacchus Marsh (S)	6	—	589	—	—	—	48	—	—	637
Ballarat (C) — (b)										
— Central	8	—	511	—	—	—	180	715	2,987	3,678
— Inner North	18	—	1,669	—	—	—	37	480	480	2,186
— North	—	—	—	—	—	—	180	—	—	180
— South	7	—	583	—	—	—	89	191	191	863
Creswick (S)	1	—	70	—	—	—	37	—	—	107
Daylesford and Glenlyon (S)	9	—	650	—	—	—	40	—	—	690
Golden Plains (S) — (b)										
— West	1	—	73	—	—	—	115	—	—	188
Moorabool (S) — (b)										
— East	3	—	124	—	—	—	—	—	—	124
— West	2	—	152	—	—	—	20	—	—	172
Pyrenees (S) — (b)										
— Avoca (S)	—	—	—	—	—	—	20	—	—	20
— Lexton (S)	—	—	—	—	—	—	16	—	—	16
— Ripon (S)	—	—	—	—	—	—	—	—	—	—
Talbot and Clunes (S)	—	—	—	—	—	—	—	—	—	—
Central Highlands (SD)	58	—	4,593	—	—	—	908	1,386	3,658	9,159
WIMMERA STATISTICAL DIVISION										
Arapiles (S)	—	—	—	—	—	—	—	—	—	—
Dimboola (S)	1	—	120	—	—	—	12	—	—	132
Donald (S)	—	—	—	—	—	—	—	110	110	110
Dunmunkle (S)	—	—	—	—	—	—	—	—	—	—
Horsham (C)	11	—	1,129	—	—	—	83	—	201	1,414
Kaniva (S)	—	—	—	—	—	—	—	—	—	—
Kara Kara (S)	—	—	—	—	—	—	—	—	—	—
Kowree (S)	—	—	—	—	—	—	16	—	—	16
Lowan (S)	—	—	—	—	—	—	—	—	—	—
St Arnaud (T)	—	—	—	—	—	—	17	—	—	17
Stawell (C)	5	—	611	—	—	—	33	—	1,345	1,988
Stawell (S)	5	—	498	—	—	—	53	—	—	551
Warracknabeal (S)	1	—	35	—	—	—	—	—	—	35
Wimmera (S)	—	—	—	—	—	—	—	—	—	—
Wimmera (SD)	23	—	2,394	—	—	—	213	110	1,656	4,262
MALLEE STATISTICAL DIVISION										
Birchip (C)	—	—	—	—	—	—	—	—	—	—
Karkaroc (S)	—	—	—	—	—	—	—	—	—	—
Kerang (B)	—	—	—	—	—	—	28	—	—	28
Kerang (S)	—	—	—	—	—	—	—	—	—	—
Mildura (C)	11	—	808	—	—	—	308	170	170	1,286
Mildura (S) Pt A & B	10	—	983	—	—	—	119	—	2,000	3,102
Swan Hill (C)	5	—	409	—	—	—	—	—	—	409
Swan Hill (S)	1	—	115	—	—	—	—	—	314	429
Walpeup (S)	—	—	—	—	—	—	—	—	—	—
Wycheproof (S)	—	—	—	—	—	—	—	—	307	307
Mallee (SD)	27	—	2,315	—	—	—	455	170	2,791	5,561

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, OCTOBER 1994—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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-CAMPASPE STATISTICAL DIVISION										
Bet Bet (S)	—	—	—	—	—	—	—	—	—	—
Castlemaine (C)	3	—	358	—	—	—	22	—	226	607
Charlton (S)	—	—	—	—	—	—	—	—	—	—
Cohuna (S)	1	—	85	—	—	—	28	—	—	113
East Loddon (S)	—	—	—	—	—	—	17	—	—	17
Greater Bendigo (C) — (b)										
Part A										
Eaglehawk	4	—	241	—	—	—	141	—	60	442
Central	10	—	611	—	—	—	120	270	270	1,001
Huntly — Inner	7	—	653	—	—	—	62	—	—	715
Marong — Inner	12	1	1,030	—	—	—	65	127	127	1,222
Strathfieldsaye — Inner	17	—	1,396	—	—	—	22	—	—	1,418
— Huntly Balance	1	—	75	—	—	—	17	—	—	92
— Marong Balance	—	—	—	—	—	—	17	—	—	17
— Strathfieldsaye Balance	3	—	301	—	—	—	38	—	—	339
Echuca (C)	6	—	594	—	—	—	64	300	2,980	3,638
Gisborne (S)	13	—	965	—	—	—	309	—	—	1,274
Gordon (S)	1	—	40	—	—	—	42	—	—	82
Korong (S)	2	—	65	—	—	—	61	—	—	126
Kyneton (S)	9	—	916	—	—	—	66	55	275	1,257
McIvor (S)	2	—	163	—	—	—	99	—	—	261
Maldon (S)	—	—	—	—	—	—	30	—	—	30
Maryborough (C)	—	—	—	—	—	—	30	80	80	110
Metcalfe (S)	—	—	—	—	—	—	75	—	—	75
Newham and Woodend (S)	2	—	235	—	—	—	37	—	—	272
Newstead (S)	3	—	224	—	—	—	—	—	—	224
Pyalong (S)	—	—	—	—	—	—	—	—	—	—
Rochester (S)	2	—	196	—	—	—	60	—	—	256
Romsey (S)	6	—	564	—	—	—	30	222	222	816
Tullaroop (S)	—	—	—	—	—	—	—	—	—	—
Loddon-Campaspe (SD)	104	1	8,712	—	—	—	1,450	1,054	4,241	14,403
GOULBURN STATISTICAL DIVISION										
Alexandra (S)	3	—	223	—	—	—	117	—	—	340
Benalla (C)	10	—	868	—	—	—	14	—	—	882
Benalla (S)	6	—	461	—	—	—	49	—	—	510
Broadford (S)	4	—	285	—	—	—	46	—	—	331
Cobram (S)	3	—	420	—	—	—	—	—	—	420
Deakin (S)	3	—	267	—	—	—	—	—	—	267
Euroa (S)	—	—	—	—	—	—	—	—	—	—
Goulburn (S)	1	—	70	—	—	—	15	—	—	85
Kilmore (S)	16	—	1,311	—	—	—	—	—	—	1,311
Kyabram (T)	4	—	410	—	—	—	42	198	198	649
Mansfield (S)	8	—	625	—	—	—	15	100	100	740
Nathalia (S)	1	—	46	—	—	—	20	—	—	66
Numurkah (S)	2	—	165	—	—	—	—	256	256	421
Rodney (S) Pt A & B	3	—	237	—	—	—	82	—	—	319
Seymour (RC)	10	—	811	—	—	—	35	431	431	1,276
Shepparton (C)	14	—	1,255	—	—	—	85	482	482	1,822
Shepparton (S) Pt A & B	6	—	789	—	—	—	67	245	245	1,101
Tungamah (S)	1	—	67	—	—	—	—	80	80	147
Violet Town (S)	2	—	30	—	—	—	—	—	—	30
Waranga (S)	3	—	155	—	—	—	—	—	—	155
Yea (S)	3	—	143	—	—	—	94	—	—	237
Goulburn (SD)	103	—	8,639	—	—	—	679	1,791	1,791	11,109

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, OCTOBER 1994—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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)				
OVENS-MURRAY STATISTICAL DIVISION										
Beechworth (S)	2	—	120	—	—	—	51	200	200	371
Bright (S)	4	—	220	—	—	—	28	—	—	248
Chiltern (S)	2	—	185	—	—	—	43	—	—	227
Myrtleford (S)	2	—	109	—	—	—	—	—	—	109
Oxley (S)	2	—	235	—	—	—	31	—	—	266
Rutherglen (S)	5	—	503	—	—	—	—	—	—	503
Tallangatta (S) Pt A & B	2	—	173	—	—	—	—	—	57	230
Upper Murray (S)	1	—	30	—	—	—	—	—	—	30
Wangaratta (C)	2	—	141	—	—	—	15	—	—	156
Wangaratta (S)	4	—	623	—	—	—	15	—	—	638
Wodonga (RC)	24	—	2,456	—	—	—	84	1,931	1,931	4,471
Yackandandah (S)	2	—	174	—	—	—	29	—	—	203
Yarrawonga (S)	8	—	765	—	—	—	55	—	—	820
Ovens-Murray (SD)	60	—	5,734	—	—	—	351	2,131	2,188	8,273
EAST GIPPSLAND STATISTICAL DIVISION										
Avon (S)	—	—	—	—	—	—	41	92	92	133
Bairnsdale (C)	9	—	726	—	—	—	13	159	159	898
Bairnsdale (S) Pt A & B	11	—	951	—	—	—	75	—	—	1,026
Maffra (S)	5	—	264	—	—	—	34	—	936	1,234
Omeo (S)	3	—	267	—	—	—	—	—	—	267
Orbost (S)	1	—	60	—	—	—	29	—	—	89
Sale (C)	3	—	190	—	—	—	15	900	1,272	1,477
Tambo (S) Pt A & B	4	—	256	—	—	—	105	—	—	361
East Gippsland (SD)	36	—	2,715	—	—	—	312	1,151	2,458	5,485
GIPPSLAND STATISTICAL DIVISION										
Alberton (S)	3	—	106	—	—	—	41	—	—	146
Bass (S)	3	—	208	—	—	—	125	100	100	433
Buln Buln (S)	12	—	972	—	—	—	125	—	60	1,158
Korumburra (S)	—	—	—	—	—	—	35	—	—	35
Mirboo (S)	2	—	169	—	—	—	30	—	—	199
Moe (C)	6	—	604	—	—	—	81	—	—	685
Morwell (C) Pt A & B	4	—	280	—	—	—	97	400	400	778
Narracan (S) Pt A & B	2	—	184	—	—	—	60	150	150	394
Phillip Island (S)	18	—	1,145	—	—	—	274	—	—	1,419
Rosedale (S)	6	—	384	—	—	—	96	330	330	811
South Gippsland (S)	1	—	78	—	—	—	120	—	74	272
Traralgon (C)	12	—	1,265	—	—	—	60	3,089	3,089	4,414
Traralgon (S) Pt A & B	3	—	247	—	—	—	—	—	—	247
Upper Yarra (S) Pt B	1	—	30	—	—	—	—	—	—	30
Warragul (RC)	8	—	832	—	—	—	202	2,194	2,194	3,228
Wonthaggi (B)	3	—	237	—	—	—	107	483	483	827
Woorayl (S)	15	—	1,019	—	—	—	60	153	153	1,232
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	99	—	7,759	—	—	—	1,513	6,899	7,034	16,306
VICTORIA										
Victoria	2,393	46	226,264	315	22	34,367	94,900	133,972	347,271	702,803

(a) Details relating to individual classes of building are available on request. (b) For further details of changes to Statistical local areas please refer to paragraphs 26 and 27 of the explanatory notes, and also to the list of local government boundary changes enclosed with this publication.

TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS, OCTOBER 1994

Statistical local area	New residential buildings						Non-residential building (a)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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 (b)										
Bellarine - Inner	10	—	1,111	—	—	—	56	280	2,232	3,399
Corio - Inner	18	—	1,307	—	—	—	68	330	330	1,705
Geelong	3	2	365	—	2	128	108	—	103	704
Geelong West	3	—	255	—	—	—	165	—	—	420
Newtown	2	—	321	—	—	—	508	—	—	829
South Barwon - Inner	30	—	3,186	—	—	—	291	—	20,800	24,276
Greater Geelong City Part A (SSD)	66	2	6,545	—	2	128	1,195	610	23,465	31,332
BALLARAT CITY STATISTICAL SUBDIVISION (b)										
Ballarat (C) — Central	8	—	511	—	—	—	180	715	2,987	3,678
Ballarat (C) — Inner North	18	—	1,669	—	—	—	37	480	480	2,186
Ballarat (C) — North	—	—	—	—	—	—	180	—	—	180
Ballarat (C) — South	7	—	583	—	—	—	89	191	191	863
Ballarat City (SSD)	33	—	2,763	—	—	—	486	1,386	3,658	6,908
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION (b)										
Eaglevale	4	—	241	—	—	—	141	—	60	442
Greater Bendigo (C) — Central	10	—	611	—	—	—	120	270	270	1,001
Huntly — Inner	7	—	653	—	—	—	62	—	—	715
Marong — Inner	12	1	1,030	—	—	—	65	127	127	1,222
Strathfieldsaye — Inner	17	—	1,396	—	—	—	22	—	—	1,418
Greater Bendigo City Part A (SSD)	50	1	3,931	—	—	—	410	397	457	4,797
SHEPPARTON-MOOROOPNA STATISTICAL SUBDIVISION										
Rodney (S) Pt A	3	—	237	—	—	—	82	—	—	319
Shepparton (C)	14	—	1,255	—	—	—	85	482	482	1,822
Shepparton (S) Pt A	5	—	734	—	—	—	67	245	245	1,046
Shepparton-Mooroopna (SSD)	22	—	2,227	—	—	—	233	727	727	3,187
WODONGA STATISTICAL SUBDIVISION										
Beechworth (S)	2	—	120	—	—	—	51	200	200	371
Chiltern (S)	2	—	185	—	—	—	43	—	—	227
Tallangatta (S) Pt A	—	—	—	—	—	—	—	—	—	—
Wodonga (RC)	24	—	2,456	—	—	—	84	1,931	1,931	4,471
Yackandandah (S)	2	—	174	—	—	—	29	—	—	203
Wodonga (SSD)	30	—	2,935	—	—	—	207	2,131	2,131	5,272
LATROBE VALLEY STATISTICAL SUBDIVISION										
Moe (C)	6	—	604	—	—	—	81	—	—	685
Morwell (C) Pt A	4	—	280	—	—	—	65	274	274	619
Narracan (S) Pt A	—	—	—	—	—	—	40	—	—	40
Traralgon (C)	12	—	1,265	—	—	—	60	3,089	3,089	4,414
Traralgon (S) Pt A	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Latrobe Valley (SSD)	22	—	2,149	—	—	—	245	3,363	3,363	5,757
MILDURA STATISTICAL SUBDIVISION										
Mildura (C)	11	—	808	—	—	—	308	170	170	1,286
Mildura (S) Pt A	9	—	908	—	—	—	99	—	—	1,007
Mildura (SSD)	20	—	1,716	—	—	—	407	170	170	2,293

(a) Details relating to individual classes of building are available on request. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 26 and 27 of the explanatory notes, and also to the list of local government boundary changes enclosed with this publication.

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educa- tional</i>	<i>Religious</i>	<i>Health</i>	<i>Enterta- inment and recreati- onal</i>	<i>Miscel- laneous</i>	<i>Total</i>
MELBOURNE STATISTICAL DIVISION											
1991-92	45,513	121,806	212,864	457,680	149,455	102,085	10,903	50,882	44,172	47,042	1,242,404
1992-93	32,139	130,559	189,191	238,190	139,480	131,063	12,591	104,291	65,528	95,208	1,138,241
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
1993 August		88,515	10,561	6,286	11,870	31,640	1,900	71,810	9,844	29,687	262,114
September	209	13,246	10,260	9,657	6,846	23,913	1,057	23,453	12,434	3,008	104,085
October	345	94,475	16,437	7,157	6,774	2,962	1,588	625	9,074	1,610	141,048
1994 August	590	12,288	20,073	8,056	12,192	12,034	440	10,949	10,882	4,158	91,663
September	1,620	38,034	11,277	9,103	12,071	18,076	1,050	4,687	835	4,219	100,972
October	2,484	32,709	15,639	49,199	20,421	38,348	2,506	11,302	117,797	6,351	296,755
BARWON STATISTICAL DIVISION											
1991-92	1,239	3,700	23,258	2,153	8,470	5,757	713	5,362	5,100	1,367	57,120
1992-93	5,524	3,455	24,387	3,263	6,765	5,690	330	2,598	6,907	3,603	62,523
1993-94	1,650	8,390	12,294	3,564	10,105	4,695	559	5,187	1,071	7,182	54,696
1993 August	200	205	1,805	337	3,547		220		—	55	6,369
September	260	1,173	2,508	290	800	50	60	750	350	220	6,461
October	60	835	899	290	—			220		—	2,304
1994 August	—	1,539	717	260	176	1,380		—	—	184	4,256
September	—	440	82	1,100	650		—		60	60	2,392
October	200	100	315	304	60	22,752		220	—	50	24,002
WESTERN DISTRICT STATISTICAL DIVISION											
1991-92	214	1,820	4,458	454	460	3,187	1,053	3,706	575	1,068	16,995
1992-93	460	324	9,448	563	4,784	1,577	110	65	3,955	2,363	23,648
1993-94	632	1,299	2,161	820	6,609	2,316	632	8,417	506	2,015	25,408
1993 August	—	85	194	251	60	160	—		184	69	1,003
September	148	279	—	—	4,848	200	—	—	—	452	5,926
October	—	120	—	—	—	—	—	—	—	—	120
1994 August	—	150	190	187	160	570	—	—	642	—	1,900
September	—	538	—	—	—	443	—	650	120	—	1,751
October	—	598	100	—	—	—	—	—	—	—	698
CENTRAL HIGHLANDS STATISTICAL DIVISION											
1991-92	2,216	1,954	1,915	473	6,223	3,938	390	3,985	928	1,742	23,766
1992-93	277	2,377	1,646	3,219	1,964	2,831	190	3,904	5,072	794	22,274
1993-94	865	3,254	2,977	1,078	1,620	6,418	387	1,270	6,138	2,785	26,793
1993 August	55	402	285	233	—	—	—	85	—	402	1,462
September	—	60	—	—	—	—	—	550	218	—	828
October	140	66	370	—	—	1,333	—	—	—	130	2,039
1994 August	—	500	50	400	—	58	—	—	—	—	1,008
September	—	—	150	—	124	—	410	—	70	1,454	2,208
October	50	714	2,243	410	—	—	—	—	50	191	3,658

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educa- tional</i>	<i>Religious</i>	<i>Health</i>	<i>Enterta- inment and recreati- onal</i>	<i>Miscel- laneous</i>	<i>Total</i>
WIMMERA STATISTICAL DIVISION											
1991-92	1,058	685	370	659	1,207	1,746	65	883	607	1,170	8,451
1992-93	1,077	332	115	2,085	390	60	—	64	100	673	4,896
1993-94	883	1,605	7,618	210	816	2,035	—	1,006	580	120	14,874
1993 August	—	130	—	—	—	100	—	—	—	—	230
September	150	500	—	140	—	250	—	—	130	—	1,170
October	—	100	—	—	—	—	—	—	—	—	100
1994 August	—	—	—	—	60	—	—	—	—	110	170
September	—	110	—	—	—	—	—	—	—	—	110
October	—	—	110	—	—	201	—	1,345	—	—	1,656
MALLEE STATISTICAL DIVISION											
1991-92	838	1,351	868	690	1,137	1,446	92	100	910	472	7,903
1992-93	284	1,406	1,644	495	1,269	354	—	1,934	446	417	8,250
1993-94	83	1,432	280	450	2,343	800	416	1,185	301	1,510	8,801
1993 August	—	—	120	—	331	—	—	—	—	50	501
September	—	60	160	—	—	500	71	—	80	—	871
October	—	—	—	100	—	—	—	230	—	—	330
1994 August	—	60	130	—	310	—	—	—	—	—	500
September	50	100	—	130	80	994	—	—	—	—	1,354
October	—	—	95	75	—	2,621	—	—	—	—	2,791
LODDON-CAMPASPE STATISTICAL DIVISION											
1991-92	1,456	1,362	3,768	3,961	1,175	4,901	509	5,441	1,420	1,845	25,839
1992-93	1,433	4,901	3,106	3,113	4,861	7,270	180	3,769	3,825	2,772	35,230
1993-94	567	7,922	6,520	7,665	1,708	680	—	14,613	1,820	2,262	43,758
1993 August	100	3,080	490	2,930	120	—	—	55	—	—	6,775
September	—	320	—	100	55	—	—	—	1,050	440	1,965
October	—	235	320	150	—	—	—	—	—	55	760
1994 August	290	66	400	—	318	100	70	—	225	—	1,469
September	—	—	100	716	742	—	—	—	240	123	1,921
October	—	834	—	—	220	2,907	—	—	280	—	4,241
GOULBURN STATISTICAL DIVISION											
1991-92	1,858	3,729	1,588	2,140	4,065	704	110	6,988	1,734	8,063	30,980
1992-93	1,294	2,819	37,691	1,706	6,435	1,416	160	1,231	2,121	4,600	59,473
1993-94	9,323	8,352	47,503	4,042	5,089	6,591	—	300	2,471	7,596	91,267
1993 August	—	680	1,315	—	140	950	—	—	50	—	3,135
September	—	330	75	—	81	—	—	150	—	700	1,336
October	—	320	60	2,982	140	—	—	—	—	125	3,627
1994 August	—	183	185	375	653	304	—	50	—	110	1,860
September	132	230	145	—	2,405	1,161	50	—	520	—	4,643
October	50	321	493	—	365	—	—	—	80	481	1,791

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educa- tional</i>	<i>Religious</i>	<i>Health</i>	<i>Enterta- inment and recreati- onal</i>	<i>Miscel- laneous</i>	<i>Total</i>
OVENS MURRAY STATISTICAL DIVISION											
1991-92	1,627	1,797	877	802	1,045	5,311	—	1,796	80	1,574	14,910
1992-93	1,817	1,988	825	1,063	703	1,340	440	1,014	1,436	889	11,515
1993-94	2,411	3,145	1,385	2,013	1,184	1,084	217	9,008	470	13,437	34,354
1993 August	—	—	—	—	—	81	—	—	95	11,914	12,090
September	—	450	—	300	132	—	—	—	—	—	882
October	—	685	—	630	—	—	—	—	—	—	1,315
1994 August	—	350	260	—	200	4,252	220	—	—	—	5,282
September	—	213	100	200	—	—	—	—	—	150	663
October	—	1,300	75	556	—	—	—	200	—	57	2,188
EAST GIPPSLAND STATISTICAL DIVISION											
1991-92	1,252	2,175	1,726	1,640	1,249	382	103	56	4,737	460	13,781
1992-93	610	1,883	1,021	1,224	250	319	440	1,661	1,630	512	9,550
1993-94	1,914	5,999	1,329	2,035	992	2,926	750	2,179	3,530	1,809	23,463
1993 August	800	753	90	135	70	1,500	—	—	480	—	3,829
September	380	100	—	—	—	—	—	531	150	—	1,161
October	—	—	—	—	—	—	—	—	—	60	60
1994 August	—	497	150	—	100	—	—	—	67	—	814
September	—	—	—	—	—	—	—	—	—	267	267
October	—	84	167	—	900	—	—	—	936	372	2,458
GIPPSLAND STATISTICAL DIVISION											
1991-92	692	2,743	7,101	1,502	1,129	6,634	877	4,886	3,622	2,380	31,565
1992-93	2,101	5,067	2,996	4,529	2,211	3,583	1,619	682	7,290	580	30,658
1993-94	2,299	4,164	3,248	14,498	3,584	8,213	154	1,713	1,852	912	40,639
1993 August	275	527	210	—	250	1,579	—	330	122	—	3,293
September	120	300	103	304	519	956	—	150	235	282	2,970
October	372	800	384	575	667	1,200	—	—	90	—	4,088
1994 August	—	357	480	995	—	179	—	—	100	420	2,531
September	—	910	601	630	—	947	—	—	—	176	3,264
October	200	5,208	320	180	688	60	—	—	153	224	7,033
TOTAL VICTORIA											
1991-92	57,964	143,123	258,794	472,155	175,616	136,092	14,815	84,086	63,886	67,184	1,473,715
1992-93	47,017	155,112	272,071	259,451	169,113	155,501	16,059	121,215	98,310	112,411	1,406,261
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
1993 August	1,430	94,377	15,070	10,173	16,388	36,010	2,120	72,280	10,775	42,177	300,802
September	1,267	16,818	13,107	10,792	13,281	25,869	1,188	25,585	14,647	5,103	127,656
October	917	97,636	18,470	11,884	7,581	5,496	1,588	1,075	9,164	1,980	155,792
1994 August	880	15,989	22,635	10,274	14,169	18,878	730	10,999	11,917	4,983	111,454
September	1,802	40,576	12,455	11,879	16,071	21,622	1,510	5,337	1,845	6,449	119,546
October	2,984	41,868	19,557	50,724	22,654	66,888	2,506	13,067	119,296	7,726	347,271

**TABLE 11. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION
OCTOBER 1994**

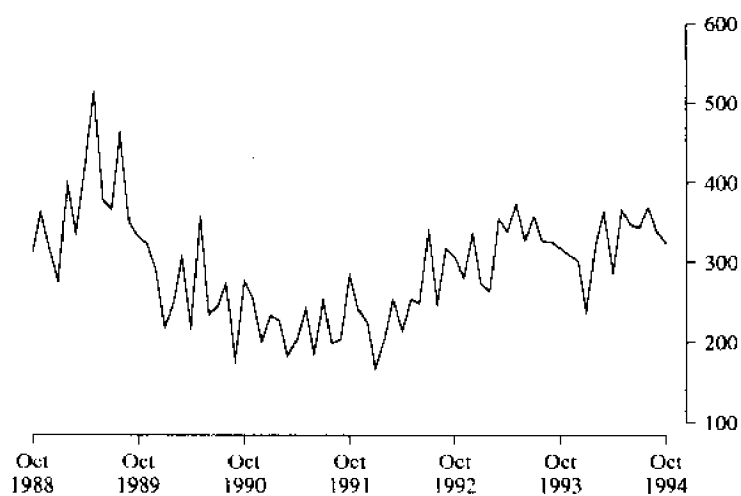
Other residential building										
Statistical division	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total residential building	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Melbourne	1,765	105	67	172		2	161	163	335	2,100
Barwon	115	2	—	2		—	—	—	2	117
Western District	48	—	—	—		—	—	—	—	48
Central Highlands	58		—	—	—	—	—	—	—	58
Wimmera	23	—	—	—		—	—	—	—	23
Mallee	27		—	—	—	—	—	—	—	27
Loddon-Campaspe	105		—	—	—	—	—	—	—	105
Goulburn	103	—	—	—	—	—	—	—	—	103
Ovens-Murray	60	—	—	—	—	—	—	—	—	60
East Gippsland	36	—	—	—	—	—	—	—	—	36
Gippsland	99	—	—	—	—	—	—	—	—	99
Victoria	2,439	107	67	174	—	2	161	163	337	2,776
VALUE (\$'000)										
Melbourne	168,661	6,659	7,593	14,252	—	378	19,609	19,987	34,239	202,900
Barwon	10,501	128	—	128		—	—	—	128	10,629
Western District	4,244	—	—	—	—	—	—	—	—	4,244
Central Highlands	4,593	—	—	—	—	—	—	—	—	4,593
Wimmera	2,394	—	—	—	—	—	—	—	—	2,394
Mallee	2,315	—	—	—	—	—	—	—	—	2,315
Loddon-Campaspe	8,712	—	—	—	—	—	—	—	—	8,712
Goulburn	8,639	—	—	—	—	—	—	—	—	8,639
Ovens-Murray	5,734	—	—	—	—	—	—	—	—	5,734
East Gippsland	2,715	—	—	—	—	—	—	—	—	2,715
Gippsland	7,759			—	—	—	—	—	—	7,759
Victoria	226,264	6,787	7,593	14,380	—	378	19,609	19,987	34,367	260,632

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

Statistical division / subdivision	1992-93	1993-94	July - Oct. 1994-95	Oct. 1994
Melbourne (SD)	2,918	3,021	1,043	239
Greater Geelong City Part A (SSD) (b)	159	193	71	17
Barwon (SD)	202	275	94	22
Western District (SD)	51	43	24	12
Ballarat City (SSD) (b)	81	33	23	5
Central Highlands (SD)	96	43	28	5
Wimmera (SD)	27	17	8	2
Mildura (SSD)	27	48	8	4
Mallee (SD)	31	75	14	6
Greater Bendigo City Part A (SSD) (b)	114	100	30	15
Loddon-Campaspe (SD)	145	134	42	17
Shepparton-Mooroopna (SSD)	42	27	7	—
Goulburn (SD)	89	76	33	5
Wodonga (SSD)	76	56	13	3
Ovens-Murray (SD)	103	65	28	9
East Gippsland (SD)	34	23	23	1
Latrobe Valley (SSD)	34	42	16	4
Gippsland (SD)	59	86	36	5
Victoria	3,755	3,858	1,373	323

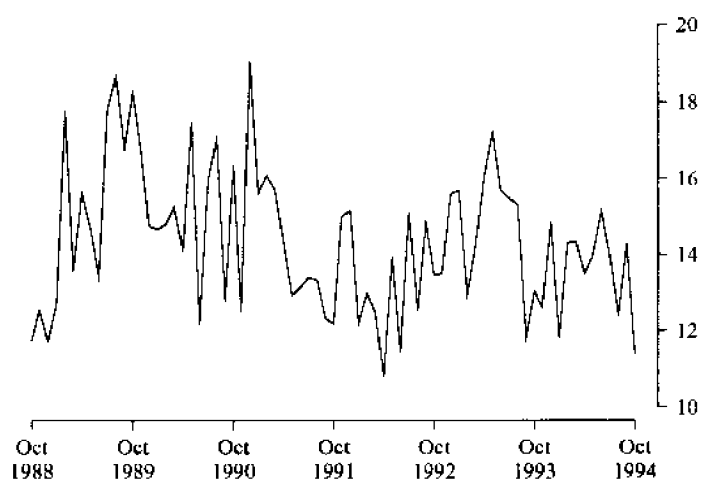
(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 26 and 27 of the explanatory notes, and also to the list of local government boundary changes enclosed with this publication.

**NUMBER OF NEW DUAL OCCUPANCY DWELLING UNITS APPROVED,
VICTORIA**



Note: Refer to paragraph 8 of Explanatory Notes.

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



Note: Refer to paragraph 8 of Explanatory Notes.

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

<i>Statistical local area</i>	<i>1992-93</i>	<i>1993-94</i>	<i>July - Oct. 1994-95</i>	<i>Oct. 1994</i>
Berwick (C)	99	59	28	6
Boroondara (C) — (b)				
— Camberwell (C)	128	151	42	9
— Hawthorn (C)	11	24	14	6
— Kew (C)	28	36	13	2
Box Hill (C)	64	96	21	8
Brighton (C)	39	62	40	6
Broadmeadows (C)	82	87	22	5
Bulla (S)	34	16	7	2
Caulfield (C)	85	86	33	9
Chelsea (C)	26	48	24	2
Cranbourne (C)	25	41	3	—
Croydon (C)	50	51	21	5
Dandenong (C)	44	34	14	—
Darebin (C) — (b)				
— Northcote (C)	26	37	15	2
— Preston (C)	74	74	38	5
Diamond Valley (S)	40	42	11	—
Doncaster and Templestowe (C)	109	115	27	6
Eltham (S)	70	61	19	6
Essendon (C) (b)	66	64	24	11
Flinders (S)	2	10	4	—
Footscray (C)	12	16	11	4
Frankston (C)	66	53	18	9
Hastings (S)	19	13	4	—
Healesville (S)	2	3	—	—
Heidelberg (C)	67	60	18	1
Hobsons Bay (C) — (b)				
— Altona (C)	84	86	28	4
— Williamstown (C)	12	20	7	2
Keilor (C)	104	132	56	13
Knox (C)	50	53	25	12
Lillydale (S)	22	34	11	5
Melbourne (C) (b)	10	12	2	2
Melton (S)	16	18	4	—
Moorabbin (C)	162	179	82	24
Moreland (C) — (b)				
— Brunswick (C)	16	27	3	—
— Coburg (C)	14	25	9	2
Mordialloc (C)	59	78	8	—
Mornington (S)	31	27	12	3
Nunawading (C)	146	117	61	14
Oakleigh (C)	55	81	22	7
Pakenham (S)	16	16	2	—
Port Phillip (C) — (b)				
— Port Melbourne (C)	6	11	2	—
— St Kilda (C)	10	17	3	—
— South Melbourne (C)	15	10	—	—
Ringwood (C)	81	64	13	2
Sandringham (C)	54	81	27	1
Sherbrooke (S)	—	4	2	1
Springvale (C)	86	49	26	7
Stonnington (C) — (b)				
— Malvern (C)	25	28	15	9
— Prahran (C)	28	29	13	5
Sunshine (C)	105	26	10	1
Upper Yarra (S) Pt A	2	1	1	1
Waverley (C)	137	160	45	6
Werribee (C)	113	81	18	1
Whittlesea (C)	172	182	48	12
Yarra (C) — (b)				
— Collingwood (C)	8	8	—	—
— Fitzroy (C)	5	4	4	—
— Richmond (C)	6	22	13	1
Melbourne Statistical Division	2,918	3,021	1,043	239
Rest of Victoria	837	837	330	84
Total Victoria	3,755	3,858	1,373	323

(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 26 and 27 of the explanatory notes, and also to the list of local government boundary changes enclosed with this publication.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved. Statistics of building work approved are compiled from:

- (a) permits issued by licensed municipal building surveyors employed in local government authorities;
- (b) contracts (let or day labour work) authorised by Commonwealth, State, semi-government, and local government authorities, and
- (c) 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.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

Scope and coverage

2. The statistics relate to building activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.) is excluded.

3. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures, for which building approval was obtained.

4. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more).
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more (no change in cut-off limit for this category); and
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken interpreting data for specific classes of non-residential building.

Definitions

5. A *building* is defined as a rigid, fixed, and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods, or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

6. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential purposes. Units

(whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation such as motels, hostels, and holiday apartments, are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential building approved.

7. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either *houses* or *other residential buildings* as follows:

- (a) A *house* is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics; or
- (b) An *other residential building* is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes town houses, duplexes, apartment buildings, etc.).

8. Commencing with the March 1989 issue details of *dual occupancy dwelling units* approved are included in Tables 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.

The number of dwelling units created by alterations and additions to existing buildings and through the construction of new non-residential buildings is not included in Tables 1 to 10, but is shown in the note following Table 1.

9. *Values* data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non residential buildings' these estimates can and often do

differ significantly from the completed value of the building.

Building classification

10. *Ownership.* The ownership of a building is classified at the time of approval as either private sector or public sector according to expected ownership of the completed building. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

11. *Functional classification of building - general.* A building is classified according to its intended major function. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to 'Offices', a detached cafeteria building to 'Shops', while factory buildings would be classified to 'Factories'. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'Educational'. Further details of the functional classification may be found in the explanatory notes of the ABS publication *Building Activity, Victoria* (8752.2).

12. *Functional classification of building - Dwelling Structure Classification (DSC).* From July 1992, an expanded functional classification of buildings based on the Dwelling Structure Classification (DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

- a) semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:
 - one storey.
 - two or more storeys.
- b) Flats, units or apartments, etc. (dwellings

not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:

- one or two storeys;
- three storeys;
- four or more storeys.

More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification (DSC)* (1296.0).

General

13. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (such as blocks of flats and multi storey office buildings) approved in particular months, and also by the administrative arrangements of government authorities.

Seasonal adjustment

14. Seasonally adjusted building statistics are shown in Table 3. In the seasonally adjusted series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. As happens with all seasonally adjusted series the seasonal factors are reviewed annually to take account of each additional year's data. The results of the latest review were used to compile the revised seasonally adjusted and trend estimates contained in this bulletin. Regular subscribers can obtain a complimentary copy of the full revised series on request.

15. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual month to month movements.

16. Trend estimate dwelling approval statistics are shown in Table 3. The trend estimates (formerly referred to as smoothed seasonally adjusted series) have been derived by applying a 13-term Henderson-weighted moving average to the series.

17. While this technique enables trend estimate data for the latest period to be produced, it does result in revisions to the trend estimate series for the most recent months as additional observations become available. There may also be revision as a result of changes in the original data, and as a result of the re-estimation of the seasonal factors.

Estimates at constant prices

18. The base year of constant price estimates of building approvals, contained in this issue has been changed from 1984-85 to 1989-90.

19. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of base year influences the movements in the constant price series, and the usefulness of such series is diminished if the relative price weights of the base year differ significantly from the price relationships in other periods included in this series. The more remote a base year is from the current period, the less likely that its relative prices will reflect the current situation.

20. A more detailed discussion of the need for rebasing constant price estimates and factors affecting the choice of base year, are contained in the information paper *Change in Base Year of Constant Price Estimates from 1984-85 to 1989-90* (5227.0).

21. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented for Victoria in Table 4. Monthly value data at constant prices are not available.

22. 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'.

23. 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

24. Issues of this publication from July 1991 to June 1994 inclusive contain geographical division and nomenclature based on the *Australian Standard Geographical Classification* (ASGC) Edition 2.3. The 'Off shore areas and migratory' category has been excluded from all tables.

25. Following a review of statistical geographic boundaries undertaken by the ABS, the Shires of Cranbourne, Healesville and Pakenham, each formerly split into two Statistical Local Areas (SLAs), one in the Melbourne Statistical Division and one in the East Central Statistical Division, have each been amalgamated to one SLA, these being located fully in the Melbourne Statistical Division.

From 1 July 1991, the date of effect of these changes emanating from the review for building approval statistics, the only Local Government Area (LGA) which is split into 2 SLAs, and transverse statistical division boundaries, is the Shire of Upper Yarra which

is partly in the Melbourne Statistical Division and partly in the Gippsland Statistical Division.

26. As a result of an ongoing review of local government boundaries initiated by the Victorian Government, substantial alterations have been made to Statistical Local Areas and Statistical Subdivisions in Victoria in 1994. Changes resulting from the review of boundaries in the Geelong, Bendigo and Ballarat regions, together with changes resulting from the creation of the Shire of Surf Coast and the redefinition of the boundaries of the City of Melbourne have been effected in Edition 2.4 of the ASGC. New Statistical Local Areas have been included in the Barwon, Central Highlands and Loddon-Campaspe Statistical Divisions. Details of changes are provided in a listing enclosed with the July 1994 issue of this publication. Copies of this list are available from ABS Victoria on request.

These changes have been incorporated in Building Statistics from 1 July 1994. Tables 8 and 13 show the Statistical Local Areas, and Tables 9 and 12 show the Statistical Subdivisions. There have been no changes to Statistical Divisions boundaries as a result of these Local Government Area changes.

27. Further changes resulting from the review of boundaries will not be reflected in SLA changes until the next review of the ASGC, due in July 1995. As an interim measure the affected SLA's are grouped on a 'best fit' basis under the heading of the newly created LGA's.

Changes resulting from the reviews dealing with the Inner Melbourne and South Western Victorian regions have been applied on this basis from the October 1994 issue of this publication and details are provided in a listing enclosed with this issue.

Unpublished data and related publications

28. In some cases, the ABS can also make available information which is not published. This information may be made available in one or more of the following forms: microfiche, photocopy, data tape, computer printout, manually-extracted tabulation. Generally, a charge is made for providing unpublished information.

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

Building Approvals, Australia (8731.0) (monthly) (\$13.50)

Building Approvals, Victoria - Small Area Summary (8733.2) (annual) (\$8.50)

Dwelling Unit Commencements Reported by Approving Authorities, Victoria (8741.2) (monthly) (\$11.00)

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) (quarterly) (\$11.00)

Building Activity, Australia (8752.0) (quarterly)
(\$14.50)

Building Activity, Victoria (8752.2) (quarterly)
(\$11.00)

Building, Victoria - (8710.2) (P.O.A.)

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

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STUART JACKSON

Deputy Commonwealth Statistician



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