

**BUILDING APPROVALS, VICTORIA,  
DECEMBER 1995**

The restructure of local government in Victoria and the associated geographic boundary changes have resulted in major changes to Victoria's statistical geography effective from 1 July 1995.

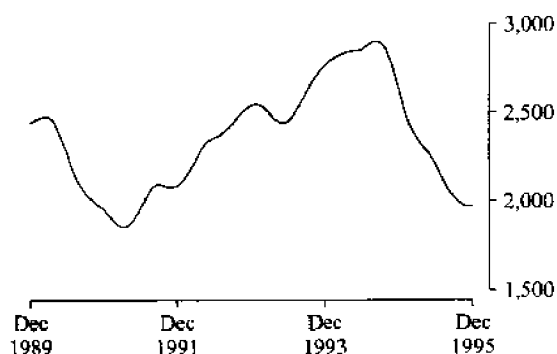
Full details of the changes made are available in the ABS information paper *Victorian Local Government Amalgamations 1994-95: Changes to the Australian Standard Geographic Classification (1257.0)*.

In many cases, it has not been possible to maintain time series of data due to the nature of the changes made.

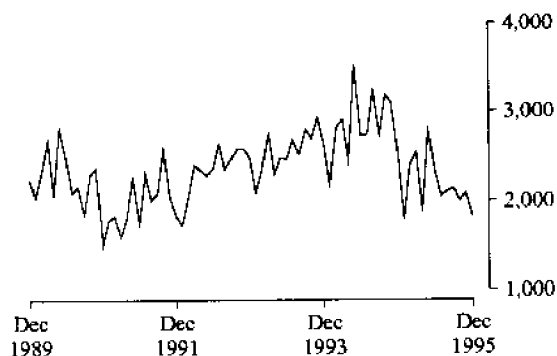
**MAIN FEATURES**

- The trend estimate of the number of dwelling units approved in December 1995 (1,977) was 0.2 per cent higher than in November (1,973) but 25.4 per cent lower than for December 1994 (2,649). The trend estimate shows a slight increase after 13 consecutive monthly decreases since October 1994.
- In original terms the number of dwelling units approved in December 1995 (1,824) was 12.6 per cent lower than in November 1995 (2,086), and 27.8 per cent lower than the figure recorded in December 1994 (2,525).
- The value of non-residential buildings approved, at current prices, for the six months ending December 1995 was \$1,307.0m, an increase of 41.8 per cent when compared to the corresponding figure for the six months ending December 1994 (\$921.8m).

**NUMBER OF DWELLING UNITS APPROVED**  
Trend estimates



**NUMBER OF DWELLING UNITS APPROVED**  
Original



**INQUIRIES:**

- for further information about statistics in this publication and the availability of related unpublished statistics, contact Dave Miller or John Nelson on Melbourne (03) 9615 7000; or any ABS office.
- for information about other ABS statistics and services contact Information Services on Melbourne (03) 9615 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 July 1995 to December 1995.

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 that would result if the movements in the seasonally adjusted estimates for next month (January 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 houses approved (the first table) were to increase by 5 per cent in January 1996, the trend estimate for that month would be 1,612, a movement of 0.4 per cent. The monthly movements in the trend estimates for October, November and December 1995, which are currently estimated to be -2.1, -1.6 and -1.7 per cent respectively, would be revised to -1.6, -0.9 and -0.4 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in January 1996 would produce a trend estimate for that month of 1,545, a movement of -1.0 per cent, with the movements in the trend estimates for October, November and December 1995, being revised to -2.2, -1.9 and -1.7 per cent respectively.

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

	Trend estimate		Revised trend estimate if January 1996 seasonally adjusted estimate			
			is up 5% on December 1995		is down 5% on December 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1995</i>						
July	1,731	-2.1	1,728	-2.3	1,731	-2.1
August	1,693	-2.2	1,688	-2.3	1,693	-2.2
September	1,655	-2.3	1,652	-2.1	1,655	-2.3
October	1,621	-2.1	1,626	-1.6	1,619	-2.2
November	1,595	-1.6	1,611	-0.9	1,588	-1.9
December	1,567	-1.7	1,605	-0.4	1,560	-1.7
<i>1996</i>						
January	n.y.a.	n.y.a.	1,612	0.4	1,545	-1.0

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

	Trend estimate		Revised trend estimate if January 1996 seasonally adjusted estimate			
			is up 7% on December 1995		is down 7% on December 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1995</i>						
July	2,140	-3.4	2,133	-3.7	2,139	-3.4
August	2,069	-3.3	2,056	-3.6	2,066	-3.4
September	2,021	-2.3	2,015	-2.0	2,020	-2.2
October	1,990	-1.0	2,005	-0.5	1,992	-1.4
November	1,973	-0.9	2,026	1.0	1,982	-0.5
December	1,977	0.2	2,065	1.9	1,983	0.0
<i>1996</i>						
January	n.y.a.	n.y.a.	2,122	2.8	1,999	0.8

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## NUMBER OF 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)										
1992-93	17,104	723	17,827	1,845	163	2,008	6	18,955	886	19,841
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
1994-95										
July-December	10,205	161	10,366	1,611	189	1,800	714	12,530	350	12,880
1995-96										
July-December	7,261	249	7,510	1,054	434	1,488	87	8,402	683	9,085
1994—										
October	1,726	39	1,765	315	20	335	411	2,452	59	2,511
November	1,834	48	1,882	239	86	325	68	2,141	134	2,275
December	1,336	18	1,354	524	44	568	12	1,872	62	1,934
1995—										
January	1,138	8	1,146	93	80	173	4	1,235	88	1,323
February	1,352	35	1,387	208	98	306	152	1,712	133	1,845
March	1,321	32	1,353	152	45	197	309	1,776	83	1,859
April	1,158	6	1,164	228	4	232	8	1,394	10	1,404
May	1,325	25	1,350	610	96	706	111	2,046	121	2,167
June	1,317	40	1,357	198	69	267	32	1,547	109	1,656
July	1,355	21	1,376	48	71	119	11	1,414	92	1,506
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
VICTORIA										
1992-93	25,969	1,189	27,158	2,186	227	2,413	12	28,167	1,416	29,583
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
1994-95										
July-December	14,503	324	14,827	1,698	285	1,983	726	16,927	609	17,536
1995-96										
July-December	10,159	298	10,457	1,094	558	1,652	99	11,352	856	12,208
1994—										
October	2,393	46	2,439	315	22	337	413	3,121	68	3,189
November	2,591	81	2,672	273	86	359	70	2,934	167	3,101
December	1,861	63	1,924	528	59	587	14	2,403	122	2,525
1995—										
January	1,573	23	1,596	97	90	187	4	1,674	113	1,787
February	1,861	37	1,898	216	146	362	153	2,230	183	2,413
March	1,954	43	1,997	158	71	229	312	2,417	121	2,538
April	1,585	37	1,622	240	13	253	8	1,833	50	1,883
May	1,902	58	1,960	614	96	710	112	2,628	154	2,782
June	1,906	79	1,985	202	107	309	32	2,140	186	2,326
July	1,829	32	1,861	50	130	180	11	1,890	162	2,052
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

(a) Includes Conversions, etc. See paragraphs 9-11 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 onward. For further details please refer to paragraphs 27 to 29 of the explanatory notes.

## 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)														
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
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
1994-95														
July-December	988.4	10.7	999.1	212.9	14.4	227.3	1,201.3	25.1	1,226.5	306.5	482.4	770.6	1,989.8	2,303.5
1995-96														
July-December	727.5	24.4	751.9	133.7	29.8	163.4	861.1	54.1	915.3	224.0	787.0	1,068.3	1,862.8	2,207.5
1994—														
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
November	177.2	3.3	180.5	21.7	6.3	28.0	198.8	9.6	208.5	48.9	107.6	149.1	355.0	406.4
December	129.6	1.6	131.2	110.2	4.4	114.6	239.9	5.9	245.8	27.6	54.7	72.3	322.1	345.6
1995—														
January	108.7	0.6	109.3	8.9	7.2	16.1	117.6	7.8	125.4	26.7	93.1	124.9	237.0	277.0
February	129.8	3.7	133.5	19.7	5.4	25.1	149.5	9.1	158.6	45.9	149.8	218.2	345.1	422.7
March	123.8	3.3	127.1	11.6	4.4	16.1	135.4	7.7	143.1	70.1	85.0	106.0	289.2	319.2
April	114.1	0.6	114.7	20.9	0.2	21.1	135.0	0.8	135.8	30.2	59.7	91.2	223.9	257.2
May	135.0	1.6	136.6	91.4	10.8	102.2	226.4	12.3	238.8	51.5	118.1	188.8	392.0	479.1
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	130.5	1.3	131.8	5.7	4.8	10.5	136.2	6.1	142.3	32.8	80.9	94.7	249.0	269.7
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
VICTORIA														
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
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
1994-95														
July-December	1,357.7	20.5	1,378.2	218.1	19.6	237.8	1,575.8	40.1	1,615.9	362.4	569.1	921.8	2,506.5	2,900.1
1995-96														
July-December	990.2	28.7	1,019.0	137.1	37.2	174.3	1,127.3	65.9	1,193.2	283.0	943.9	1,307.0	2,338.8	2,783.2
1994—														
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
November	243.3	5.3	248.6	23.8	6.3	30.1	267.1	11.6	278.7	60.0	121.2	173.8	447.6	512.4
December	178.2	4.3	182.5	110.5	5.3	115.8	288.7	9.6	298.3	34.6	64.1	89.2	387.3	422.0
1995—														
January	147.1	1.6	148.7	9.0	7.7	16.7	156.2	9.3	165.4	33.4	105.7	152.7	294.7	351.5
February	175.5	3.9	179.3	20.3	8.3	28.6	195.8	12.2	208.0	54.5	160.0	237.6	410.3	500.1
March	179.0	4.1	183.1	11.9	6.0	17.9	191.0	10.0	201.0	80.8	105.4	132.1	375.9	413.9
April	151.1	2.4	153.6	22.5	0.8	23.3	173.6	3.2	176.8	40.4	76.6	118.6	286.6	335.9
May	188.4	3.5	191.9	91.6	10.8	102.3	280.0	14.3	294.2	62.7	153.9	231.0	491.1	587.9
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	173.8	2.3	176.1	5.7	7.4	13.2	179.6	9.7	189.3	41.0	111.7	131.4	330.8	361.8
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

(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 onward. For further details please refer to paragraphs 27 to 29 of the explanatory notes.

## 3

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

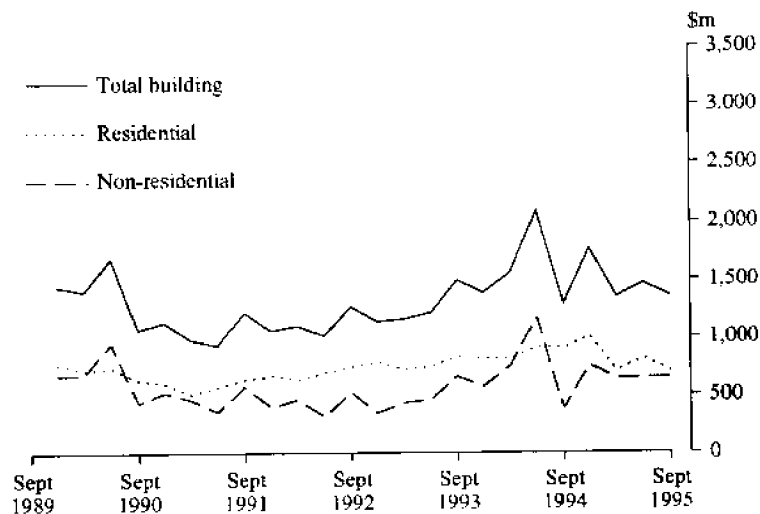
Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
<b>SEASONALLY ADJUSTED</b>						
1994—						
October r	2,307	2,375	2,992	3,115	253.2	86.5
November r	2,396	2,408	2,707	2,842	253.2	52.6
December r	2,064	2,132	2,548	2,787	328.9	37.4
1995—						
January r	1,992	1,943	2,080	2,088	188.4	41.3
February r	1,955	1,954	2,374	2,516	219.4	57.5
March r	1,863	1,888	2,364	2,442	191.0	76.3
April r	1,871	1,929	2,117	2,169	210.9	46.9
May r	1,683	1,780	2,274	2,401	258.3	55.3
June r	1,860	1,940	2,179	2,336	216.2	51.1
July r	1,814	1,878	1,819	2,033	186.1	44.8
August r	1,574	1,736	1,735	1,942	182.3	44.2
September r	1,732	1,707	2,150	2,215	221.3	47.4
October r	1,539	1,558	1,723	1,827	183.6	45.2
November r	1,608	1,688	1,684	1,932	188.6	47.7
December r	1,600	1,625	1,917	2,122	211.5	46.5
<b>TREND ESTIMATES</b>						
1994—						
October r	2,329	2,376	2,714	2,856	261.2	48.5
November r	2,247	2,275	2,631	2,770	258.2	48.0
December r	2,146	2,160	2,522	2,649	249.0	48.9
1995—						
January r	2,039	2,047	2,409	2,520	237.1	51.2
February r	1,948	1,961	2,324	2,421	226.5	54.0
March r	1,878	1,907	2,258	2,352	218.4	56.1
April r	1,831	1,883	2,202	2,307	214.0	56.4
May r	1,799	1,871	2,148	2,272	212.6	54.5
June r	1,768	1,851	2,072	2,215	211.1	51.1
July r	1,731	1,813	1,986	2,140	207.1	47.8
August r	1,693	1,763	1,911	2,069	200.6	46.1
September r	1,655	1,711	1,861	2,021	196.1	46.0
October r	1,621	1,666	1,825	1,990	194.7	46.0
November r	1,595	1,631	1,800	1,973	194.9	45.9
December r	1,567	1,598	1,795	1,977	198.5	46.4

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation. (b) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

**VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a), VICTORIA (\$ 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							
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	367.3	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
1994-									
June qtr.	631.8	644.3	91.2	735.5	179.3	1,029.5	1,172.0	1,944.6	2,086.9
Sept. qtr.	666.1	673.6	70.5	744.1	161.6	309.9	386.6	1,215.6	1,292.3
Dec. qtr.	602.9	614.4	219.6	834.0	177.1	393.2	751.5	1,399.9	1,762.6
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.	480.2	493.5	82.9	576.5	124.9	463.6	652.4	1,147.6	1,353.7

(a) See paragraphs 21-26 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**


## 5

## VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA (\$ million)

Class of building	1993-94	1994-95	July-December		1995		
			1994-95	1995-96	October	November	December
<b>PRIVATE SECTOR</b>							
New houses	2,465.2	2,383.4	1,357.7	990.2	165.7	172.5	131.6
New other residential buildings	252.8	388.8	218.1	137.1	29.6	7.7	43.0
<i>Total new residential building</i>	<i>2,718.0</i>	<i>2,772.2</i>	<i>1,575.8</i>	<i>1,127.3</i>	<i>195.3</i>	<i>180.2</i>	<i>174.6</i>
Alterations and additions to residential buildings	614.4	670.6	361.6	267.7	51.1	49.2	37.6
Hotels, etc.	187.1	47.0	13.3	112.6	100.9	2.1	2.4
Shops	483.6	351.0	128.3	193.3	21.4	24.8	45.0
Factories	161.2	206.8	106.1	102.1	10.9	22.0	11.0
Offices	178.1	238.1	96.7	174.5	35.3	30.2	13.7
Other business premises	225.1	165.0	87.1	156.2	40.2	39.0	19.3
Educational	88.1	77.4	38.7	36.6	6.9	7.8	5.4
Religious	13.9	15.4	10.1	3.9	0.5	0.8	1.2
Health	119.8	49.2	34.6	25.8	2.8	3.1	0.5
Entertainment and recreational	308.7	81.9	35.6	102.1	77.9	4.8	1.5
Miscellaneous	87.9	42.9	18.7	36.9	11.1	3.1	15.0
<i>Total non-residential building</i>	<i>1,853.6</i>	<i>1,274.7</i>	<i>569.1</i>	<i>943.9</i>	<i>307.9</i>	<i>137.6</i>	<i>114.9</i>
<b>Total</b>	<b>5,186.0</b>	<b>4,717.5</b>	<b>2,506.5</b>	<b>2,338.8</b>	<b>554.4</b>	<b>367.0</b>	<b>327.2</b>
<b>PUBLIC SECTOR</b>							
New houses	58.8	41.9	20.5	28.7	2.1	8.3	3.7
New other residential buildings	40.9	59.9	19.6	37.2	6.0	14.5	4.0
<i>Total new residential building</i>	<i>99.7</i>	<i>101.8</i>	<i>40.1</i>	<i>65.9</i>	<i>8.2</i>	<i>22.8</i>	<i>7.6</i>
Alterations and additions to residential buildings	9.1	14.4	0.8	15.4	2.7	3.5	3.5
Hotels, etc.	1.3	1.1	0.2	0.6	—	0.2	—
Shops	3.4	7.7	4.9	24.2	1.2	16.8	2.2
Factories	45.0	12.4	11.8	2.5	0.4	0.3	—
Offices	56.2	123.1	32.9	56.6	19.9	5.1	0.8
Other business premises	141.7	53.3	5.6	19.0	5.2	2.0	7.5
Educational	119.6	226.3	137.9	159.6	18.1	40.4	32.6
Religious	—	—	—	—	—	—	—
Health	182.9	71.8	19.0	38.1	8.6	9.4	3.6
Entertainment and recreational	69.5	148.6	132.4	47.0	18.8	0.7	2.8
Miscellaneous	29.5	56.2	7.9	15.7	2.0	0.6	8.1
<i>Total non-residential building</i>	<i>649.1</i>	<i>700.5</i>	<i>352.7</i>	<i>363.1</i>	<i>74.2</i>	<i>75.4</i>	<i>57.5</i>
<b>Total</b>	<b>757.9</b>	<b>816.7</b>	<b>393.6</b>	<b>444.4</b>	<b>85.1</b>	<b>101.7</b>	<b>68.6</b>
<b>TOTAL</b>							
New houses	2,524.0	2,425.3	1,378.2	1,019.0	167.8	180.8	135.3
New other residential buildings	293.7	448.7	237.8	174.3	35.7	22.2	47.0
<i>Total new residential building</i>	<i>2,817.7</i>	<i>2,874.0</i>	<i>1,615.9</i>	<i>1,193.2</i>	<i>203.5</i>	<i>203.1</i>	<i>182.3</i>
Alterations and additions to residential buildings	623.5	685.1	362.4	283.0	53.8	52.7	41.1
Hotels, etc.	188.4	48.1	13.5	113.2	100.9	2.2	2.4
Shops	487.1	358.8	133.2	217.5	22.6	41.6	47.2
Factories	206.2	219.2	117.9	104.6	11.3	22.2	11.0
Offices	234.3	361.2	129.6	231.1	55.2	35.3	14.5
Other business premises	366.8	218.3	92.7	175.2	45.4	41.0	26.8
Educational	207.7	303.7	176.6	196.2	25.0	48.2	37.9
Religious	13.9	15.4	10.1	3.9	0.5	0.8	1.2
Health	302.7	121.0	53.6	63.8	11.4	12.5	4.1
Entertainment and recreational	378.2	230.4	168.0	149.0	96.7	5.5	4.2
Miscellaneous	117.4	99.0	26.6	52.6	13.1	3.6	23.1
<i>Total non-residential building</i>	<i>2,502.7</i>	<i>1,975.2</i>	<i>921.8</i>	<i>1,307.0</i>	<i>382.1</i>	<i>212.9</i>	<i>172.4</i>
<b>Total</b>	<b>5,943.9</b>	<b>5,534.3</b>	<b>2,900.1</b>	<b>2,783.2</b>	<b>639.4</b>	<b>468.7</b>	<b>395.8</b>

## 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)
<b>HOTELS, ETC.</b>												
1995 October	8	0.8	6	1.8	5	3.8	1	1.6	1	93.0	21	100.9
November	7	0.8	3	0.8	1	0.6	—	—	—	—	11	2.2
December	6	0.7	1	0.2	—	—	1	1.5	—	—	8	2.4
<b>SHOPS</b>												
1995 October	65	5.1	13	3.8	9	6.4	1	1.0	1	6.2	89	22.6
November	57	4.8	21	5.9	6	3.8	5	10.5	1	16.5	90	41.6
December	36	3.1	10	3.0	3	1.8	6	15.9	2	23.5	57	47.2
<b>FACTORIES</b>												
1995 October	32	3.5	17	5.8	3	2.0	—	—	—	—	52	11.3
November	44	4.7	8	2.3	5	3.9	7	11.3	—	—	64	22.2
December	35	3.3	10	2.9	4	2.9	1	1.9	—	—	50	11.0
<b>OFFICES</b>												
1995 October	49	4.9	19	6.5	9	5.7	9	12.6	3	25.5	89	55.2
November	35	3.7	15	4.6	3	1.6	7	10.2	2	15.2	62	35.3
December	37	3.8	22	6.2	3	2.3	2	2.2	—	—	64	14.5
<b>OTHER BUSINESS PREMISES</b>												
1995 October	24	1.9	13	3.6	3	1.5	4	7.2	3	31.1	47	45.4
November	28	2.8	13	4.2	8	5.8	5	9.2	1	19.0	55	41.0
December	21	2.1	8	2.7	3	1.9	8	14.1	1	6.0	41	26.8
<b>EDUCATIONAL</b>												
1995 October	27	2.4	11	3.0	5	3.6	2	3.0	1	13.0	46	25.0
November	8	0.7	8	2.3	8	6.0	9	14.2	1	25.0	34	48.2
December	37	3.7	19	6.4	4	3.1	3	6.4	2	18.3	65	37.9
<b>RELIGIOUS</b>												
1995 October	5	0.5	—	—	—	—	—	—	—	—	5	0.5
November	2	0.3	1	0.5	—	—	—	—	—	—	3	0.8
December	—	—	1	0.2	1	0.9	—	—	—	—	2	1.2
<b>HEALTH</b>												
1995 October	5	0.5	2	0.7	1	0.7	4	9.5	—	—	12	11.4
November	6	0.7	3	0.8	4	2.5	—	—	1	8.5	14	12.5
December	5	0.5	1	0.4	1	0.6	1	2.7	—	—	8	4.1
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1995 October	9	0.9	5	1.5	3	1.8	1	1.2	3	91.4	21	96.7
November	8	0.8	5	1.5	2	1.8	1	1.4	—	—	16	5.5
December	10	0.9	4	1.3	—	—	1	2.0	—	—	15	4.2
<b>MISCELLANEOUS</b>												
1995 October	15	1.3	7	2.1	2	1.6	2	3.1	1	5.0	27	13.1
November	21	1.7	7	2.0	—	—	—	—	—	—	28	3.6
December	18	1.6	8	2.3	2	1.1	4	10.1	1	7.9	33	23.1
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1995 October	239	21.9	93	28.7	40	27.1	24	39.2	13	265.2	409	382.1
November	216	21.1	84	24.8	37	26.1	34	56.8	6	84.2	377	212.9
December	205	19.8	84	25.5	21	14.6	27	56.8	6	55.7	343	172.4



NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED BY MATERIAL OF OUTER WALLS,  
DECEMBER 1995

Particulars	Private sector		Public sector		Total	
	Number	Value (\$ '000)	Number	Value (\$ '000)	Number	Value (\$ '000)
MELBOURNE STATISTICAL DIVISION (b)						
Houses ---						
Brick, stone or concrete	2	130	—	—	2	130
Brick-veneer	645	64,837	13	850	658	65,687
Timber	15	1,421	—	—	15	1,421
Fibre cement	3	315	—	—	3	315
Steel, aluminium or other materials	2	300	—	—	2	300
Not stated	301	28,698	21	1,379	322	30,077
<b>Total houses</b>	<b>968</b>	<b>95,700</b>	<b>34</b>	<b>2,229</b>	<b>1,002</b>	<b>97,929</b>
<i>Other residential buildings</i>	<i>266</i>	<i>42,652</i>	<i>62</i>	<i>3,968</i>	<i>328</i>	<i>46,620</i>
<b>Total residential buildings</b>	<b>1,234</b>	<b>138,352</b>	<b>96</b>	<b>6,197</b>	<b>1,330</b>	<b>144,549</b>
REST OF VICTORIA (b)						
Houses —						
Brick, stone or concrete	13	1,037	—	—	13	1,037
Brick-veneer	223	20,753	8	1,092	231	21,846
Timber	31	2,018	—	—	31	2,018
Fibre cement	16	865	—	—	16	865
Steel, aluminium or other materials	11	844	—	—	11	844
Not stated	118	10,373	4	353	122	10,726
<b>Total houses</b>	<b>412</b>	<b>35,890</b>	<b>12</b>	<b>1,445</b>	<b>424</b>	<b>37,335</b>
<i>Other residential buildings</i>	<i>1</i>	<i>375</i>	<i>—</i>	<i>—</i>	<i>1</i>	<i>375</i>
<b>Total residential buildings</b>	<b>413</b>	<b>36,265</b>	<b>12</b>	<b>1,445</b>	<b>425</b>	<b>37,710</b>
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	15	1,167	—	—	15	1,167
Brick-veneer	868	85,590	21	1,942	889	87,532
Timber	46	3,439	—	—	46	3,439
Fibre cement	19	1,179	—	—	19	1,179
Steel, aluminium or other materials	13	1,144	—	—	13	1,144
Not stated	419	39,071	25	1,732	444	40,803
<b>Total houses</b>	<b>1,380</b>	<b>131,590</b>	<b>46</b>	<b>3,674</b>	<b>1,426</b>	<b>135,264</b>
<i>Other residential buildings</i>	<i>267</i>	<i>43,027</i>	<i>62</i>	<i>3,968</i>	<i>329</i>	<i>46,995</i>
<b>Total residential buildings</b>	<b>1,647</b>	<b>174,617</b>	<b>108</b>	<b>7,642</b>	<b>1,755</b>	<b>182,259</b>

(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 27 to 29 of the explanatory notes.

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	21	—	2,427	—	11	579	559	492	572	4,137
North	7	—	649	—	—	—	185	—	—	833
Total	28	—	3,076	—	11	579	743	492	572	4,970
Bayside (C)										
Brighton	9	—	2,390	5	—	1,000	305	1,021	1,021	4,716
South	4	—	445	—	—	—	770	245	245	1,459
Total	13	—	2,835	5	—	1,000	1,075	1,265	1,265	6,175
Boroondara (C)										
Camberwell North	6	—	1,202	10	3	985	419	60	303	2,909
Camberwell South	11	2	1,429	4	—	523	747	515	795	3,494
Hawthorn	1	—	168	—	—	—	1,620	125	125	1,913
Kew	5	—	793	—	—	—	448	1,450	1,450	2,690
Total	23	2	3,592	14	3	1,508	3,234	2,150	2,673	11,006
Brimbank (C)										
Keilor	49	—	5,429	—	—	—	399	180	180	6,008
Sunshine	6	—	468	—	—	—	136	140	140	744
Total	55	—	5,898	—	—	—	535	320	320	6,752
Cardinia (S)										
Pakenham	17	—	1,344	—	—	—	426	—	140	1,910
South	1	—	215	—	—	—	32	355	355	602
Total	18	—	1,559	—	—	—	457	355	495	2,511
Casey (C)										
Berwick	60	—	5,546	—	—	—	420	4,074	4,174	10,139
South	21	4	1,945	—	—	—	134	—	80	2,158
Total	81	4	7,491	—	—	—	553	4,074	4,253	12,298
Darebin (C)										
Northcote	5	—	490	8	—	380	879	1,131	1,131	2,880
Preston	29	4	2,848	—	—	—	547	4,080	4,080	7,475
Total	34	4	3,338	8	—	380	1,426	5,211	5,211	10,355
Frankston (C)										
East	14	—	1,183	—	—	—	45	—	—	1,228
West	11	—	1,092	—	—	—	255	718	940	2,287
Total	25	—	2,275	—	—	—	300	718	940	3,515
Glen Eira (C)										
Caulfield	32	—	3,454	—	—	—	978	700	1,467	5,899
South	11	6	1,275	—	—	—	773	500	500	2,548
Total	43	6	4,729	—	—	—	1,752	1,200	1,967	8,448
Greater Dandenong (C)										
Dandenong	8	1	565	—	—	—	64	128	428	1,057
Balance	17	6	1,538	—	—	—	132	—	—	1,670
Total	25	7	2,103	—	—	—	195	128	428	2,727
Hobsons Bay (C)										
Altona	29	2	2,285	—	3	140	131	1,288	1,288	3,843
Williamstown	10	2	1,141	—	—	—	315	300	300	1,756
Total	39	4	3,425	—	3	140	446	1,588	1,588	5,599
Hume (C)										
Broadmeadows	3	—	254	—	7	346	129	723	723	1,452
Craigieburn	23	—	2,516	—	—	—	33	114	114	2,662
Sunbury	16	—	1,731	—	—	—	63	50	50	1,844
Total	42	—	4,501	—	7	346	225	887	887	5,958
Kingston (C)										
North	7	—	675	—	—	—	466	767	1,053	2,194
South	17	—	1,632	—	—	—	215	—	—	1,848
Total	24	—	2,307	—	—	—	681	767	1,053	4,042
Knox (C)										
Manningham (C)	37	—	2,662	—	—	—	656	650	8,450	11,768
Maribyrnong (C)										
Manningham (C)	21	—	2,817	—	—	—	381	60	60	3,258
Maribyrnong (C)	7	2	648	3	6	519	1,285	402	402	2,854

See footnotes at end of table.

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										
Maroondah (C)										
Croydon	25	—	2,233	—	—	—	387	10,924	10,924	13,544
Ringwood	24	—	1,502	—	4	270	262	150	3,746	5,780
Total	49	—	3,735	—	4	270	649	11,074	14,670	19,324
Melbourne (C)										
Inner	—	—	—	—	—	—	515	8,079	18,856	19,371
Remainder	14	—	920	163	—	26,307	961	4,865	7,234	35,422
Total	14	—	920	163	—	26,307	1,476	12,944	26,090	54,793
Melton (S)										
East	9	—	1,061	—	—	—	—	—	—	1,061
Balance	11	—	1,055	—	—	—	75	770	896	2,026
Total	20	—	2,116	—	—	—	75	770	896	3,087
Monash (C)										
South-West	29	2	2,575	—	—	—	323	2,840	3,418	6,316
Waverley East	12	—	1,474	—	—	—	17	—	—	1,491
Waverley West	60	—	5,602	—	—	—	1,298	21,373	24,557	31,457
Total	101	2	9,651	—	—	—	1,637	24,213	27,975	39,263
Moonee Valley (C)										
Essendon	12	—	877	11	—	910	1,588	—	—	3,375
West	13	—	1,010	—	—	—	167	—	—	1,176
Total	25	—	1,887	11	—	910	1,755	—	—	4,552
Moreland (C)										
Brunswick	1	—	100	—	—	—	111	—	—	211
Coburg	2	—	175	—	—	—	195	—	—	370
North	2	—	150	—	—	—	115	—	—	265
Total	5	—	425	—	—	—	421	—	—	846
Mornington Peninsula (S)										
East	8	—	777	—	—	—	701	280	2,536	4,013
South	30	—	3,177	—	—	—	442	—	—	3,619
West	18	—	1,928	—	—	—	424	1,088	1,088	3,439
Total	56	—	5,881	—	—	—	1,567	1,368	3,624	11,072
Nillumbik (S)										
South-West	1	—	134	—	—	—	130	—	147	411
Balance	19	—	2,115	—	—	—	232	—	—	2,347
Total	20	—	2,249	—	—	—	362	—	147	2,757
Port Phillip (C)										
St Kilda	2	—	418	34	16	10,100	1,933	1,040	1,479	13,930
West	10	—	984	—	—	—	1,091	618	2,726	4,802
Total	12	—	1,402	34	16	10,100	3,024	1,658	4,204	18,731
Stonnington (C)										
Prahan	—	—	—	2	—	180	1,161	65	65	1,406
Malvern	7	—	2,176	—	12	696	869	—	—	3,741
Total	7	—	2,176	2	12	876	2,030	65	65	5,147
Whitehorse (C)										
Box Hill	12	2	1,429	—	—	—	834	3,682	3,682	5,945
Nunawading East	6	—	459	—	—	—	350	750	1,050	1,859
Nunawading West	20	—	2,273	2	—	285	468	—	—	3,026
Total	38	2	4,161	2	—	285	1,652	4,432	4,732	10,830
Whittlesea (C)	50	1	4,638	—	—	—	411	2,720	3,178	8,227
Wyndham (C)	27	—	2,594	—	—	—	369	5,434	9,931	12,893
Yarra (C)										
North	6	—	501	22	—	3,200	1,087	1,908	1,908	6,696
Richmond	2	—	150	2	—	200	338	744	944	1,632
Total	8	—	651	24	—	3,400	1,425	2,652	2,852	8,328
Yarra Ranges (S) — Pt A (d)										
Central	2	—	304	—	—	—	111	—	210	624
North	5	—	499	—	—	—	210	—	227	936
South-West	14	—	1,384	—	—	—	861	8,150	8,150	10,395
Total	21	—	2,186	—	—	—	1,182	8,150	8,387	11,955
<b>Melbourne (SD)</b>	<b>968</b>	<b>34</b>	<b>97,929</b>	<b>266</b>	<b>62</b>	<b>46,620</b>	<b>31,977</b>	<b>95,745</b>	<b>137,515</b>	<b>314,041</b>

See footnotes at end of table.

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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)
<b>BARWON STATISTICAL DIVISION</b>										
Colac-Otway (S)										
Colac	—	—	—	—	—	—	100	—	—	100
North	1	—	35	—	—	—	—	—	—	35
South	—	—	—	—	—	—	—	—	—	—
Total	1	—	35	—	—	—	100	—	—	135
Golden Plains (S)										
North-West	—	—	—	—	—	—	—	—	—	—
South-East	2	—	177	—	—	—	—	—	—	177
Total	2	—	177	—	—	—	—	—	—	177
Greater Geelong (C)										
Part A										
Bellarine — Inner	7	—	714	—	—	—	133	400	400	1,246
Corio — Inner	24	—	1,861	—	—	—	555	193	393	2,809
Geelong	1	—	70	—	—	—	57	400	400	527
Geelong West	—	—	—	—	—	—	205	50	50	255
Newtown	—	—	—	—	—	—	179	—	—	179
South Barwon Inner	10	—	1,019	—	—	—	134	4,072	4,401	5,554
Part B	15	—	1,537	—	—	—	145	—	—	1,682
Part C	—	—	—	—	—	—	—	—	—	—
Total	57	—	5,201	—	—	—	1,408	5,115	5,644	12,252
Queenscliffe (B)	—	—	—	—	—	—	—	—	—	—
Surf Coast (S)										
East	10	—	851	—	—	—	454	—	—	1,305
West	—	—	—	—	—	—	55	—	—	55
Total	10	—	851	—	—	—	509	—	—	1,360
<b>Barwon (SD)</b>	<b>70</b>	<b>—</b>	<b>6,263</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>2,018</b>	<b>5,115</b>	<b>5,644</b>	<b>13,925</b>
<b>WESTERN DISTRICT STATISTICAL DIVISION</b>										
Corangamite (S)										
North	2	—	250	—	—	—	29	—	—	279
South	2	—	205	—	—	—	57	82	82	344
Total	4	—	455	—	—	—	86	82	82	623
Glencelg (S)										
Heywood	3	—	186	—	—	—	25	—	102	313
North	1	—	90	—	—	—	21	—	—	111
Portland	3	—	346	—	—	—	245	—	—	591
Total	7	—	622	—	—	—	291	—	102	1,015
Moyne (S)										
North-East	—	—	—	—	—	—	—	—	—	—
South-West	4	—	295	—	—	—	—	—	—	295
Balance	1	—	113	—	—	—	27	60	113	253
Total	5	—	408	—	—	—	27	60	113	548
Southern Grampians (S)										
Hamilton	3	—	326	—	—	—	89	—	—	415
Wannon	1	—	110	—	—	—	—	—	—	110
Balance	1	—	130	—	—	—	16	—	—	146
Total	5	—	566	—	—	—	105	—	—	670
Warmambool (C)	10	—	926	—	—	—	428	185	185	1,539
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
<b>Western District (SD)</b>	<b>31</b>	<b>—</b>	<b>2,977</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>936</b>	<b>327</b>	<b>482</b>	<b>4,395</b>

See footnotes at end of table.

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)				
<b>CENTRAL HIGHLANDS STATISTICAL DIVISION</b>										
Ararat (RC)	—	—	—	—	—	—	115	100	100	215
Ballarat (C)										
Central	9	1	1,097	1	—	375	201	235	285	1,958
Inner North	4	—	428	—	—	—	30	778	778	1,236
North	—	—	—	—	—	—	—	—	—	—
South	8	1	669	—	—	—	79	—	—	748
Total	21	2	2,195	1	—	375	309	1,013	1,063	3,942
Hepburn (S)										
East	10	—	814	—	—	—	103	—	75	992
West	2	—	117	—	—	—	44	—	—	162
Total	12	—	931	—	—	—	147	—	75	1,154
Moorabool (S)										
Bacchus Marsh	4	—	454	—	—	—	25	250	250	729
Ballan	—	—	—	—	—	—	13	—	—	13
West	3	—	308	—	—	—	—	—	—	308
Total	7	—	762	—	—	—	38	250	250	1,050
Pyrenees (S)	2	—	180	—	—	—	62	55	55	297
<b>Central Highlands (SD)</b>	<b>42</b>	<b>2</b>	<b>4,068</b>	<b>1</b>	<b>—</b>	<b>375</b>	<b>672</b>	<b>1,418</b>	<b>1,543</b>	<b>6,658</b>
<b>WIMMERA STATISTICAL DIVISION</b>										
Hindmarsh (S)	—	—	—	—	—	—	—	—	—	—
Horsham (RC)										
Central	4	—	377	—	—	—	216	152	152	745
Balance	—	—	—	—	—	—	55	—	—	55
Total	4	—	377	—	—	—	271	152	152	800
Northern Grampians (S)										
St Arnaud	1	—	104	—	—	—	18	500	500	622
Stawell	4	—	392	—	—	—	85	180	300	777
Total	5	—	496	—	—	—	103	680	800	1,399
West Wimmera (S)	—	—	—	—	—	—	72	—	—	72
Yarriambiack (S)										
North	—	—	—	—	—	—	18	—	—	18
South	—	—	—	—	—	—	21	—	—	21
Total	—	—	—	—	—	—	39	—	—	39
<b>Wimmera (SD)</b>	<b>9</b>	<b>—</b>	<b>873</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>485</b>	<b>832</b>	<b>952</b>	<b>2,310</b>
<b>MALLEE STATISTICAL DIVISION</b>										
Buloke (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Gannawarra (S)	1	—	76	—	—	—	—	—	—	76
Mildura (RC)										
Pt A	13	—	1,160	—	—	—	35	605	605	1,799
Pt B	1	—	60	—	—	—	—	—	—	60
Total	14	—	1,220	—	—	—	35	605	605	1,859
Swan Hill (RC)										
Central	2	—	211	—	—	—	—	—	—	211
Balance	2	—	140	—	—	—	95	—	—	234
Total	4	—	350	—	—	—	95	—	—	445
<b>Mallee (SD)</b>	<b>19</b>	<b>—</b>	<b>1,646</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>129</b>	<b>605</b>	<b>605</b>	<b>2,380</b>

See footnotes at end of table.

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)				
<b>LODDON STATISTICAL DIVISION</b>										
Central Goldfields (S)										
Maryborough	—	—	—	—	—	—	—	—	67	67
Balance	—	—	—	—	—	—	30	155	155	185
Total	—	—	—	—	—	—	30	155	222	252
Greater Bendigo (C)										
Part A										
Eaglehawk	6	—	332	—	—	—	—	—	—	332
Central	14	—	1,747	—	—	—	183	2,140	3,720	5,650
Huntly — Inner	2	—	184	—	—	—	25	—	—	209
Marong — Inner	13	—	946	—	—	—	154	—	—	1,100
Strathfieldsaye — Inner	7	—	687	—	—	—	38	395	395	1,120
Part B	5	—	524	—	—	—	105	—	—	630
Total	47	—	4,421	—	—	—	505	2,535	4,115	9,041
Loddon (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	12	—	—	12
Total	—	—	—	—	—	—	12	—	—	12
Macedon Ranges (S)										
Kyneton	2	—	172	—	—	—	70	60	60	302
Romsey	4	—	352	—	—	—	60	50	50	462
Balance	8	—	976	—	—	—	196	795	795	1,967
Total	14	—	1,500	—	—	—	326	905	905	2,731
Mount Alexander (S)										
Castlemaine	—	—	—	—	—	—	77	—	—	77
Balance	1	—	140	—	—	—	50	—	—	190
Total	1	—	140	—	—	—	127	—	—	267
<b>Loddon-Campaspe (SD)</b>	<b>62</b>	<b>—</b>	<b>6,060</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,000</b>	<b>3,595</b>	<b>5,242</b>	<b>12,303</b>
<b>GOULBURN STATISTICAL DIVISION</b>										
Campaspe (S)										
Echuca	—	—	—	—	—	—	—	—	—	—
Kyabram	4	2	579	—	—	—	48	160	160	787
Rochester	3	—	246	—	—	—	30	—	—	276
South	—	—	—	—	—	—	—	—	—	—
Total	7	2	825	—	—	—	78	160	160	1,063
Delatite (S)										
Benalla	2	—	204	—	—	—	38	258	327	569
North	1	—	35	—	—	—	58	212	362	455
South	5	—	374	—	—	—	340	584	584	1,298
Total	8	—	613	—	—	—	436	1,054	1,274	2,322
Greater Shepparton (C)										
Part A	22	—	1,513	—	—	—	234	420	420	2,166
Part B										
East	1	—	95	—	—	—	85	900	900	1,080
West	2	—	194	—	—	—	25	—	—	219
Total	25	—	1,802	—	—	—	343	1,320	1,320	3,465
Mitchell (S)										
North	1	—	57	—	—	—	—	—	—	57
South	1	—	60	—	—	—	—	—	—	60
Total	2	—	117	—	—	—	—	—	—	117
Moira (S)	9	—	578	—	—	—	102	207	207	887
Murrindindi (S)										
East	1	—	75	—	—	—	12	—	—	87
West	1	—	100	—	—	—	25	—	—	125
Total	2	—	175	—	—	—	37	—	—	212
Strathbogie (S)	2	—	170	—	—	—	52	320	320	542
<b>Goulburn (SD)</b>	<b>55</b>	<b>2</b>	<b>4,279</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,047</b>	<b>3,061</b>	<b>3,280</b>	<b>8,607</b>

See footnotes at end of table.

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)				
<b>OVENS-MURRAY STATISTICAL DIVISION</b>										
Alpine (S)										
East	5	—	555	—	—	—	12	—	353	920
West	2	—	240	—	—	—	—	55	55	295
Total	7	—	795	—	—	—	12	55	408	1,215
Indigo (S)										
Part A	4	—	392	—	—	—	93	—	—	485
Part B	1	—	70	—	—	—	—	—	1,300	1,370
Total	5	—	461	—	—	—	93	—	1,300	1,855
Milawa (S)										
North	—	—	—	—	—	—	—	—	—	—
South	1	—	80	—	—	—	—	—	—	80
Wangaratta	6	—	584	—	—	—	25	—	—	609
Total	7	—	664	—	—	—	25	—	—	689
Towong (S)										
Part A	—	—	—	—	—	—	—	—	—	—
Part B	3	—	204	—	—	—	52	—	2,668	2,924
Total	3	—	204	—	—	—	52	—	2,668	2,924
Wodonga (RC)	6	—	531	—	—	—	115	145	6,145	6,791
<b>Ovens-Murray (SD)</b>	<b>28</b>	<b>—</b>	<b>2,655</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>297</b>	<b>200</b>	<b>10,521</b>	<b>13,473</b>
<b>EAST GIPPSLAND STATISTICAL DIVISION</b>										
East Gippsland (S)										
Bairnsdale	7	—	484	—	—	—	531	1,885	1,885	2,899
Orbost	9	—	513	—	—	—	40	—	—	553
South-West	—	—	—	—	—	—	—	—	—	—
Balance	6	—	275	—	—	—	35	132	132	441
Total	22	—	1,272	—	—	—	605	2,017	2,017	3,894
Wellington (S)										
Alberton	1	—	40	—	—	—	—	—	—	40
Avon	1	—	45	—	—	—	192	—	350	587
Maffra	3	—	242	—	—	—	139	—	—	381
Rosedale	2	—	336	—	—	—	23	—	—	359
Sale	8	7	1,749	—	—	—	101	—	—	1,850
Total	15	7	2,412	—	—	—	454	—	350	3,216
<b>East Gippsland (SD)</b>	<b>37</b>	<b>7</b>	<b>3,684</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,059</b>	<b>2,017</b>	<b>2,367</b>	<b>7,110</b>

See footnotes at end of table.

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)				
<b>GIPPSLAND STATISTICAL DIVISION</b>										
Bass Coast (S)										
Phillip Island	7	—	632	—	—	—	32	—	—	663
Balance	16	—	1,148	—	—	—	377	335	335	1,860
Total	23	—	1,780	—	—	—	409	335	335	2,524
Baw Baw (S)										
Part A	—	—	—	—	—	—	—	—	—	—
Part B										
East	1	—	100	—	—	—	28	—	85	213
West	7	—	653	—	—	—	631	66	66	1,349
Total	8	—	753	—	—	—	659	66	150	1,562
La Trobe (S)										
Moe	4	1	514	—	—	—	10	—	100	624
Morwell	2	—	170	—	—	—	118	349	2,349	2,636
Traralgon	5	—	430	—	—	—	192	700	700	1,323
Balance	2	—	260	—	—	—	—	—	50	310
Total	13	1	1,374	—	—	—	320	1,049	3,199	4,893
South Gippsland (S)										
Central	7	—	312	—	—	—	93	485	485	890
East	3	—	170	—	—	—	10	100	100	280
West	4	—	399	—	—	—	15	—	—	414
Total	14	—	881	—	—	—	118	585	585	1,584
Yarra Ranges (S) Pt B (d)	1	—	42	—	—	—	—	—	—	42
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
<b>Gippsland (SD)</b>	<b>59</b>	<b>1</b>	<b>4,830</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,506</b>	<b>2,034</b>	<b>4,269</b>	<b>10,604</b>
<b>VICTORIA</b>										
<b>Victoria</b>	<b>1,380</b>	<b>46</b>	<b>135,264</b>	<b>267</b>	<b>62</b>	<b>46,995</b>	<b>41,127</b>	<b>114,949</b>	<b>172,420</b>	<b>395,806</b>

(a) For details of changes to Statistical local areas and Statistical Subdivisions, please refer to paragraphs 27 to 29 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.



Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	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)				
<b>GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION</b>										
Greater Geelong (C) —										
— Bellarine — Inner	7	—	714	—	—	—	133	400	400	1,246
— Corio Inner	24	—	1,861	—	—	—	555	193	393	2,809
— Geelong	1	—	70	—	—	—	57	400	400	527
— Geelong West	—	—	—	—	—	—	205	50	50	255
— Newtown	—	—	—	—	—	—	179	—	—	179
— South Barwon — Inner	10	—	1,019	—	—	—	134	4,072	4,401	5,554
<b>Greater Geelong City Part A (SSD)</b>	<b>42</b>	<b>—</b>	<b>3,664</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,263</b>	<b>5,115</b>	<b>5,644</b>	<b>10,570</b>
<b>BALLARAT CITY STATISTICAL SUBDIVISION</b>										
Ballarat (C) —										
— Central	9	1	1,097	1	—	375	201	235	285	1,958
— Inner North	4	—	428	—	—	—	30	778	778	1,236
— North	—	—	—	—	—	—	—	—	—	—
— South	8	1	669	—	—	—	79	—	—	748
<b>Ballarat City (SSD)</b>	<b>21</b>	<b>2</b>	<b>2,195</b>	<b>1</b>	<b>—</b>	<b>375</b>	<b>309</b>	<b>1,013</b>	<b>1,063</b>	<b>3,942</b>
<b>MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION</b>										
Mildura (RC) — Pt A	13	—	1,160	—	—	—	35	605	605	1,799
<b>Mildura Rural City Part A (SSD)</b>	<b>13</b>	<b>—</b>	<b>1,160</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>35</b>	<b>605</b>	<b>605</b>	<b>1,799</b>
<b>GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION</b>										
Greater Bendigo (C)										
— Eaglehawk	6	—	332	—	—	—	—	—	—	332
— Central	14	—	1,747	—	—	—	183	2,140	3,720	5,650
— Huntly Inner	2	—	184	—	—	—	25	—	—	209
— Marong — Inner	13	—	946	—	—	—	154	—	—	1,100
— Strathfieldsaye Inner	7	—	687	—	—	—	38	395	395	1,120
<b>Greater Bendigo City Part A (SSD)</b>	<b>42</b>	<b>—</b>	<b>3,896</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>400</b>	<b>2,535</b>	<b>4,115</b>	<b>8,411</b>
<b>GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION</b>										
Greater Shepparton (C) Pt A	22	—	1,513	—	—	—	234	420	420	2,166
<b>Shepparton City Part A (SSD)</b>	<b>22</b>	<b>—</b>	<b>1,513</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>234</b>	<b>420</b>	<b>420</b>	<b>2,166</b>
<b>WODONGA STATISTICAL SUBDIVISION</b>										
Indigo (S) — Pt A	4	—	392	—	—	—	93	—	—	485
Towong (S) — Pt A	—	—	—	—	—	—	—	—	—	—
Wodonga (RC)	6	—	531	—	—	—	115	145	6,145	6,791
<b>Wodonga (SSD)</b>	<b>10</b>	<b>—</b>	<b>923</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>208</b>	<b>145</b>	<b>6,145</b>	<b>7,276</b>
<b>LA TROBE VALLEY STATISTICAL SUBDIVISION</b>										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
— Moe	4	1	514	—	—	—	10	—	100	624
— Morwell	2	—	170	—	—	—	118	349	2,349	2,636
— Traralgon	5	—	430	—	—	—	192	700	700	1,323
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
<b>La Trobe Valley (SSD)</b>	<b>13</b>	<b>1</b>	<b>1,374</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>320</b>	<b>1,049</b>	<b>3,199</b>	<b>4,893</b>

(a) For details of changes to Statistical Local Areas and Statistical Subdivisions, please refer to paragraphs 27 to 29 of the explanatory notes. (b) Excludes Conversions, etc.  
(c) Details relating to individual classes of building are available on request.

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total</i>
<b>MELBOURNE STATISTICAL DIVISION</b>											
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
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
1994 October	2,484	32,709	15,639	49,199	20,421	38,348	2,506	11,302	117,797	6,351	296,755
November	1,070	9,985	38,093	28,069	11,826	23,474	845	9,054	23,359	3,290	149,066
December	3,537	5,878	8,627	17,394	7,740	18,936	1,800	4,671	2,717	960	72,260
1995 October	96,390	17,070	8,533	52,123	38,337	20,773	280	2,622	96,244	11,451	343,823
November	1,780	21,097	14,504	29,939	32,455	41,364	780	10,994	4,646	1,498	159,057
December	1,858	41,762	8,668	13,539	15,281	32,006	1,155	975	3,167	19,103	137,515
<b>BARWON STATISTICAL DIVISION</b>											
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
1994-95	11,770	10,598	10,028	9,922	6,010	28,427	685	1,334	8,698	797	88,270
1994 October	200	100	315	304	60	22,752	—	220	—	50	24,002
November	—	420	1,170	120	365	150	110	—	1,219	—	3,554
December	—	448	71	75	390	—	255	—	200	223	1,662
1995 October	800	1,430	963	250	5,405	270	109	450	—	—	9,677
November	—	400	3,389	300	308	1,000	—	—	255	357	6,009
December	—	4,020	492	100	—	252	—	—	150	630	5,644
<b>WESTERN DISTRICT STATISTICAL DIVISION</b>											
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
1994-95	100	2,313	3,908	2,075	1,558	2,609	1,000	2,350	2,632	105	18,651
1994 October	—	598	100	—	—	—	—	—	—	—	698
November	100	170	200	—	—	—	—	—	300	—	770
December	—	—	50	364	—	90	—	—	65	—	569
1995 October	150	—	391	125	120	—	—	3,975	90	—	4,851
November	—	—	150	405	160	—	—	151	—	265	1,131
December	70	—	257	—	—	—	—	—	53	102	482
<b>CENTRAL HIGHLANDS STATISTICAL DIVISION</b>											
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
1994-95	4,270	4,679	4,417	7,917	2,273	8,054	410	897	1,065	2,658	36,640
1994 October	50	714	2,243	410	—	—	—	—	50	191	3,658
November	520	—	450	80	—	50	—	—	—	—	1,100
December	—	750	110	163	50	1,000	—	—	—	—	2,073
1995 October	380	2,269	534	110	130	893	—	—	—	430	4,746
November	84	710	380	1,974	920	340	—	761	65	350	5,584
December	—	163	455	155	170	—	—	—	250	350	1,543

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
<b>WIMMERA STATISTICAL DIVISION</b>											
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
1994-95	65	490	1,004	216	610	3,437	283	17,786	305	860	25,057
1994 October	—	—	110	—	—	201	—	1,345	—	—	1,656
November	65	—	113	—	—	80	—	—	—	160	418
December	—	120	—	216	—	3,156	—	1,800	—	—	5,292
1995 October	—	—	220	842	—	60	—	—	90	330	1,542
November	122	—	160	—	—	—	—	—	—	—	282
December	—	152	—	—	180	120	—	—	500	—	952
<b>MALLEE STATISTICAL DIVISION</b>											
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
1994-95	845	1,365	735	1,245	1,123	6,215	—	774	80	86	12,468
1994 October	—	—	95	75	—	2,621	—	—	—	—	2,791
November	490	50	100	—	50	698	—	224	—	—	1,612
December	—	200	230	—	90	—	—	—	—	—	520
1995 October	300	—	145	—	500	1,414	112	85	—	—	2,556
November	—	395	150	200	—	2,506	—	—	—	—	3,251
December	—	—	—	—	—	—	—	—	—	605	605
<b>LODDON STATISTICAL DIVISION</b>											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
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.
1994 October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 October	1,963	487	—	1,405	70	—	—	—	300	336	4,561
November	70	17,180	1,500	498	2,170	—	—	—	—	150	21,568
December	150	80	345	345	3,625	570	—	—	60	67	5,242
<b>GOULBURN STATISTICAL DIVISION</b>											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
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.
1994 October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 October	—	800	75	—	99	416	—	4,300	—	305	5,995
November	187	286	1,711	203	382	—	—	—	320	267	3,355
December	360	200	361	150	1,417	552	—	—	62	178	3,280

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total</i>
<b>OVENS MURRAY STATISTICAL DIVISION</b>											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
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.
1994 October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 October	120	150	85	—	205	—	—	—	—	179	739
November	—	225	100	—	4,460	1,208	—	110	73	275	6,451
December	—	—	60	—	6,000	1,300	—	3,106	—	55	10,521
<b>EAST GIPPSLAND STATISTICAL DIVISION</b>											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
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.
1994 October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 October	330	200	100	140	120	174	—	—	—	60	1,124
November	—	90	—	1,790	—	—	—	430	—	268	2,578
December	—	—	—	85	—	350	—	—	—	1,932	2,367
<b>GIPPSLAND STATISTICAL DIVISION</b>											
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
1994-95	1,412	9,754	6,871	5,081	4,511	3,630	152	284	2,495	3,146	37,337
1994 October	200	5,208	320	180	688	60	—	—	153	224	7,033
November	—	213	365	159	84	—	70	—	—	160	1,051
December	—	60	400	50	938	163	—	—	260	105	1,976
1995 October	500	193	225	227	403	963	—	—	—	—	2,511
November	—	1,180	170	—	144	1,774	—	50	140	215	3,673
December	—	800	404	100	120	2,789	—	—	—	55	4,269
<b>TOTAL VICTORIA</b>											
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
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
1994 October	2,984	41,868	19,557	50,724	22,654	66,888	2,506	13,067	119,296	7,726	347,271
November	2,245	11,848	41,316	28,577	13,647	29,203	1,111	15,144	26,112	4,548	173,754
December	3,642	8,107	10,129	18,382	10,438	24,806	2,655	6,471	3,242	1,288	89,161
1995 October	100,933	22,599	11,270	55,222	45,388	24,963	501	11,432	96,724	13,091	382,126
November	2,244	41,562	22,214	35,308	40,999	48,191	780	12,496	5,499	3,645	212,939
December	2,438	47,177	11,043	14,474	26,793	37,939	1,155	4,081	4,242	23,077	172,420

(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. For further details please refer to paragraphs 27 to 29 of the explanatory notes.

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	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Melbourne	1,002	52	65	117	68	—	143	211	328	1,330
Barwon	70	—	—	—	—	—	—	—	—	70
Western District	31	—	—	—	—	—	—	—	—	31
Central Highlands	44	—	1	1	—	—	—	—	1	45
Wimmera	9	—	—	—	—	—	—	—	—	9
Mallee	19	—	—	—	—	—	—	—	—	19
Loddon	62	—	—	—	—	—	—	—	—	62
Goulburn	57	—	—	—	—	—	—	—	—	57
Ovens-Murray	28	—	—	—	—	—	—	—	—	28
East Gippsland	24	—	—	—	—	—	—	—	—	24
Gippsland	60	—	—	—	—	—	—	—	—	60
<b>Victoria</b>	<b>1,426</b>	<b>52</b>	<b>66</b>	<b>118</b>	<b>68</b>	<b>—</b>	<b>143</b>	<b>211</b>	<b>329</b>	<b>1,755</b>
VALUE (\$'000)										
Melbourne	97,929	3,106	7,027	10,133	6,612	—	29,875	36,487	46,620	144,549
Barwon	6,263	—	—	—	—	—	—	—	—	6,263
Western District	2,977	—	—	—	—	—	—	—	—	2,977
Central Highlands	4,068	—	375	375	—	—	—	—	375	4,443
Wimmera	873	—	—	—	—	—	—	—	—	873
Mallee	1,646	—	—	—	—	—	—	—	—	1,646
Loddon	6,060	—	—	—	—	—	—	—	—	6,060
Goulburn	4,279	—	—	—	—	—	—	—	—	4,279
Ovens-Murray	2,655	—	—	—	—	—	—	—	—	2,655
East Gippsland	1,357	—	—	—	—	—	—	—	—	1,357
Gippsland	4,830	—	—	—	—	—	—	—	—	4,830
<b>Victoria</b>	<b>135,264</b>	<b>3,106</b>	<b>7,402</b>	<b>10,508</b>	<b>6,612</b>	<b>—</b>	<b>29,875</b>	<b>36,487</b>	<b>46,995</b>	<b>182,259</b>

(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 27 to 29 of the explanatory notes.

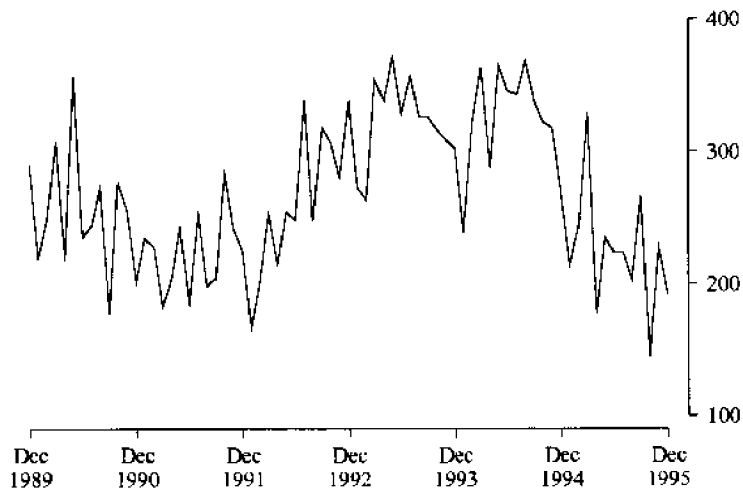
## 12

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

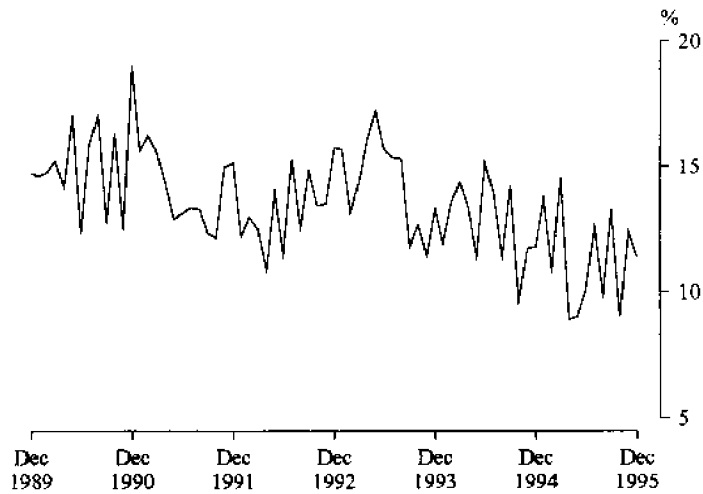
Statistical division / subdivision (b)	1993-94	1994-95	July - Dec. 1995-96	Dec. 1995
Melbourne (SD)	3,021	2,672	1,042	159
Greater Geelong City Part A (SSD)	193	108	42	4
Barwon (SD)	275	164	47	6
Western District (SD)	43	56	20	4
Ballarat City (SSD) (c)	n.a.	45	20	2
Central Highlands (SD)	43	58	25	2
Wimmera (SD)	17	20	4	—
Mildura Rural City Part A (SSD)	48	27	4	4
Mallee (SD)	75	49	8	5
Greater Bendigo City Part A (SSD)	100	54	31	10
Loddon (SD) (c)	n.a.	n.a.	38	12
Greater Shepparton City Part A (SSD)	27	20	5	—
Goulburn (SD) (c)	n.a.	n.a.	19	2
Wodonga (SSD) (c)	n.a.	n.a.	10	—
Ovens-Murray (SD) (c)	n.a.	n.a.	19	—
East Gippsland (SD) (c)	n.a.	n.a.	5	—
Latrobe Valley (SSD) (c)	n.a.	n.a.	19	—
Gippsland (SD)	86	76	32	2
<b>Victoria</b>	<b>3,858</b>	<b>3,382</b>	<b>1,259</b>	<b>192</b>

(a) Refer to paragraph 8 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. For further details please refer to paragraphs 27 to 29 of the explanatory notes. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered.

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



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



## NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area (b) (c)	1993-94	1994-95	July - Dec. 1995-96	Dec. 1995
<b>Banyule (C)</b>				
Heidelberg	n.a.	n.a.	16	2
North	n.a.	n.a.	10	—
Total	n.a.	n.a.	26	2
<b>Bayside (C)</b>				
Brighton	62	87	24	—
South	n.a.	n.a.	34	—
Total	n.a.	n.a.	58	—
<b>Boroondara (C)</b>				
Camberwell North	n.a.	n.a.	23	4
Camberwell South	n.a.	n.a.	22	10
Hawthorn	24	23	6	—
Kew	36	35	16	3
Total	211	174	67	17
<b>Brimbank (C)</b>				
Keilor	n.a.	n.a.	41	2
Sunshine	n.a.	n.a.	5	2
Total	n.a.	n.a.	46	4
<b>Cardinia (S)</b>				
Pakenham	n.a.	n.a.	12	2
South	n.a.	n.a.	1	—
Total	n.a.	n.a.	13	2
<b>Casey (C)</b>				
Berwick	n.a.	n.a.	22	1
South	n.a.	n.a.	8	4
Total	n.a.	n.a.	30	5
<b>Darebin (C)</b>				
Northcote	n.a.	n.a.	9	—
Preston	n.a.	n.a.	23	11
Total	n.a.	n.a.	32	11
<b>Frankston (C)</b>				
East	n.a.	n.a.	4	—
West	n.a.	n.a.	4	1
Total	n.a.	n.a.	8	1
<b>Glen Eira (C)</b>				
Caulfield	86	106	44	8
South	n.a.	n.a.	60	9
Total	n.a.	n.a.	104	17
<b>Greater Dandenong (C)</b>				
Dandenong	34	25	3	1
Balance	n.a.	n.a.	12	—
Total	n.a.	n.a.	15	1
<b>Hobsons Bay (C)</b>				
Altona	n.a.	n.a.	33	3
Williamstown	n.a.	n.a.	22	4
Total	n.a.	n.a.	55	7
<b>Hume (C)</b>				
Broadmeadows	n.a.	n.a.	11	—
Craigieburn	n.a.	n.a.	—	—
Sunbury	n.a.	n.a.	1	—
Total	n.a.	n.a.	12	—
<b>Kingston (C)</b>				
North	n.a.	n.a.	33	3
South	n.a.	n.a.	18	5
Total	n.a.	n.a.	51	8
<b>Knox (C)</b>				
Manningham (C)	n.a.	n.a.	44	10
Maribymong (C)	n.a.	n.a.	23	4
<b>Maroondah (C)</b>				
Croydon	n.a.	n.a.	25	4
Ringwood	n.a.	n.a.	13	3
Total	n.a.	n.a.	38	7
<b>Melbourne (C)</b>				
Inner	—	—	—	—
Remainder	n.a.	8	—	—
Total	n.a.	8	—	—
<b>Melton (S)</b>				
East	n.a.	n.a.	—	—
Balance	n.a.	n.a.	2	—
Total	n.a.	n.a.	2	—
<b>Monash (C)</b>				
South-West	n.a.	n.a.	32	11
Waverley East	n.a.	n.a.	28	3
Waverley West	n.a.	n.a.	78	16
Total	n.a.	n.a.	138	30

## NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED - continued

Statistical local area (b) (c)	1993-94	1994-95	July - Dec. 1995-96	Dec. 1995
<b>Moonee Valley (C)</b>				
Essendon	64	55	29	2
West	n.a.	n.a.	22	4
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>51</i>	<i>6</i>
<b>Moreland (C)</b>				
Brunswick	27	6	5	—
Coburg	n.a.	n.a.	4	1
North	n.a.	n.a.	4	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>13</i>	<i>1</i>
<b>Mornington Peninsula (S)</b>				
East	n.a.	n.a.	4	—
South	10	14	4	—
West	n.a.	n.a.	5	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>13</i>	<i>—</i>
<b>Nilfumbik (S)</b>				
South-West	n.a.	n.a.	—	—
Balance	n.a.	n.a.	7	3
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>7</i>	<i>3</i>
<b>Port Phillip (C)</b>				
St Kilda	n.a.	n.a.	10	—
West	n.a.	10	8	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>18</i>	<i>—</i>
<b>Stonnington (C)</b>				
Prahran	n.a.	n.a.	14	2
Malvern	28	59	11	2
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>25</i>	<i>4</i>
<b>Whitehorse (C)</b>				
Box Hill	96	69	22	3
Nunawading East	n.a.	n.a.	10	4
Nunawading West	n.a.	n.a.	27	3
<i>Total</i>	<i>213</i>	<i>190</i>	<i>59</i>	<i>10</i>
<b>Whittlesea (C)</b>				
Whittlesea	n.a.	n.a.	34	—
<b>Wyndham (C)</b>				
Wyndham	n.a.	n.a.	13	—
<b>Yarra (C)</b>				
North	n.a.	n.a.	1	—
Richmond	22	29	15	2
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>16</i>	<i>2</i>
<b>Yarra Ranges (S) (d)</b>				
Central	1	2	3	1
North	n.a.	n.a.	—	—
South-West	n.a.	n.a.	15	1
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>18</i>	<i>2</i>
<b>Melbourne Statistical Division</b>	<b>3,021</b>	<b>2,672</b>	<b>1,042</b>	<b>159</b>
<b>Rest of Victoria</b>	<b>837</b>	<b>710</b>	<b>217</b>	<b>33</b>
<b>Total Victoria</b>	<b>3,858</b>	<b>3,382</b>	<b>1,259</b>	<b>192</b>

(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical Local Areas and Statistical Divisions, please refer to paragraphs 27 to 29 of the explanatory notes. (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. 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. The statistics include:
- (a) all approved new residential building jobs valued at \$10,000 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.

### 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. 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.

9. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to existing buildings (including conversions of non-residential buildings to dwelling units) and as part of the construction of non-residential buildings 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.

10. 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.

11. The value of new residential building approved continues to exclude the value of dwelling units created as conversions of (residential and) non-residential buildings, and the value of dwelling units erected as part of the construction of new 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.

12. 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

13. *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.

14. *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).

15. *Functional classification of building - Dwelling Structure Classification (DSC).* A functional classification of buildings based on the Dwelling Structure Classification (DSC) is used by the ABS to provide detailed information on residential building approvals. The DSC was developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc). 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

16. 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

17. 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.

18. 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.

## TREND ESTIMATES

19. Trend estimate dwelling approval statistics are shown in Table 3. The trend estimates have been derived by applying a 13-term Henderson weighted moving average to the series.

20. 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.

## CONSTANT PRICES

21. The base year of constant price estimates of building approvals is 1989-90.

22. 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.

23. 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).

24. 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.

25. 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'.

26. 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).

## GEOGRAPHICAL CHANGES

27. Statistics published in this issue of Building Approvals, Victoria are presented in accordance with the revised geographic boundaries contained in the Australian Standard Geographical Classification (ASGC) Edition 2.5. The 'Off-shore and migratory' category has been excluded from all tables.

28. Edition 2.5 of the ASGC includes major changes to Victorian Statistical Local Areas (SLAs). Some changes to Statistical Division (SD) and Statistical Sub-division (SSD) boundaries have also been necessary. These changes are the last required to incorporate the recent local Government boundary re-structures. Complete details of the changes are available in the ABS Information Paper Victorian Local Government Amalgamations 1994-95: Changes to the Australian Standard Geographical Classification (1257.0). Edition 2.5 of the ASGC is expected to be released in November 1995.

29. Tables 8, 9 and 13 show approvals statistics according to the new SLA structure for July 1995. 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

30. In some cases, the ABS can also make available information which is not published. This information may be made available as hard-copy, magnetic tape or disk. Generally, a charge is made for providing unpublished information.

#### RELATED PUBLICATIONS

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

- *Building Approvals, Australia* (8731.0) (monthly) (\$15.00)
- *Dwelling Unit Commencements Reported by Approving Authorities, Victoria* (8741.2) (monthly) (\$12.00)
- *Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) (quarterly) (\$11.00)
- *Building Activity, Victoria* (8752.2) (quarterly) (\$12.00)

32. 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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In this publication, Cities are marked (C), Rural Cities (RC), Boroughs (B), and Shires (S).  
.. not applicable  
- nil or rounded down to zero  
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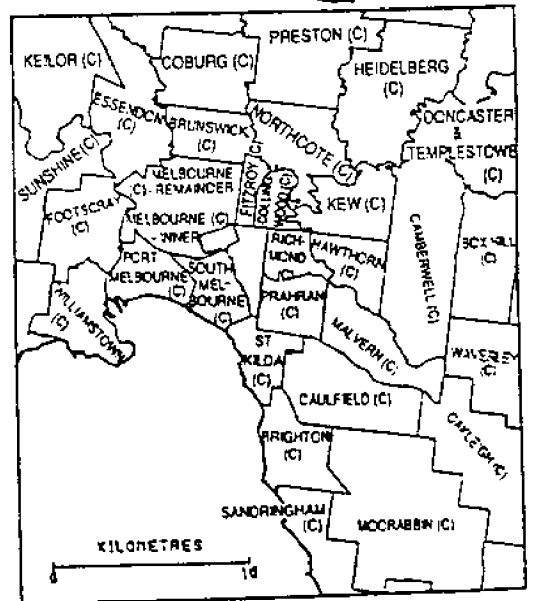
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Deputy Commonwealth Statistician



# MELBOURNE STATISTICAL DIVISION

Statistical Local Areas

As at September 1992  
City (C) Shire (S)







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