

**DWELLING UNIT COMMENCEMENTS REPORTED BY  
APPROVING AUTHORITIES, VICTORIA,  
DECEMBER 1994**

**PLEASE NOTE** - Two major changes have taken place in the collection and presentation of Building Commencement statistics, commencing with the reference month of July 1994:

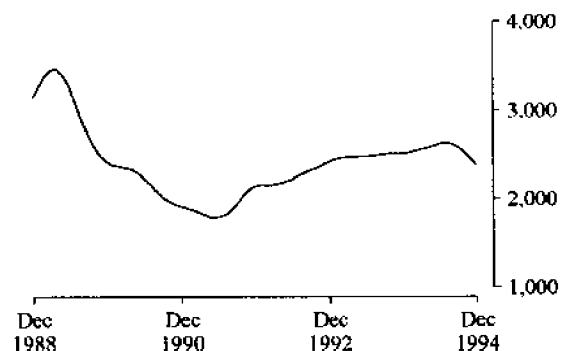
(1) Inclusion in dwelling unit commencement (first inspection) statistics, details relating to approvals issued by Registered Private Surveyors following implementation by the Victorian Government of the Building Act 1993 on 1 July 1994 - refer to paragraph 2 of the explanatory notes.

(2) Presentation in Table 3 in this publication, of Statistical Local Area information, which reflects boundary changes implemented by the State Government as part of its ongoing review of local government boundaries. Refer to paragraphs 15 and 16 in the explanatory notes, and the lists of boundary changes enclosed with the July and October 1994 issues of this publication.

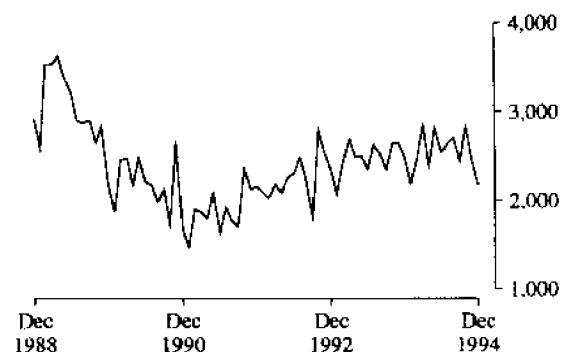
**MAIN FEATURES**

- Trend estimates of the number of dwelling units commenced in December 1994 (2,378) showed a 3 per cent decrease over the figure recorded for November 1994 (2,453) and a 6 per cent decrease over the figure for December 1993 (2,518). The trend estimate has decreased slightly over the last five months.
- In original terms the number of dwelling units commenced in December 1994 (2,164) was 12 per cent lower than in November 1994 (2,467) and 13 per cent lower than in December 1993 (2,498).
- There were 1,854 new private sector houses commenced during December 1994, this is the lowest number since January 1994, when 1,742 were recorded.

**NUMBER OF NEW DWELLING UNITS COMMENCED  
TREND ESTIMATES**



**NUMBER OF NEW DWELLING UNITS COMMENCED  
ORIGINAL**



**INQUIRIES**

*For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnerly on Melbourne (03) 615 7000; or any ABS State office.*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

TABLE 1. NUMBER OF NEW DWELLING UNITS COMMENCED BY OWNERSHIP AND TYPE OF RESIDENTIAL BUILDING

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings (a)	Total	Houses	Other residential buildings (a)	Total	Houses	Other residential buildings (a)	Total
MELBOURNE STATISTICAL DIVISION (b)									
1991-92	14,063	1,446	15,509	411	541	952	14,474	1,987	16,461
1992-93	16,622	1,877	18,499	639	213	852	17,261	2,090	19,351
1993-94	16,918	2,881	19,799	760	296	1,056	17,678	3,177	20,855
1993—									
October	1,452	206	1,658	64	—	64	1,516	206	1,722
November	1,472	195	1,667	44	—	44	1,516	195	1,711
December	1,189	350	1,539	212	2	214	1,401	352	1,753
1994—									
January	1,114	266	1,380	72	68	140	1,186	334	1,520
February	1,408	152	1,560	42	49	91	1,450	201	1,651
March	1,744	180	1,924	42	20	62	1,786	200	1,986
April	1,299	260	1,559	35	34	69	1,334	294	1,628
May	1,538	346	1,884	38	36	74	1,576	382	1,958
June	1,494	158	1,652	36	16	52	1,530	174	1,704
July	1,575	182	1,757	20	86	106	1,595	268	1,863
August	1,685	147	1,832	16	3	19	1,701	150	1,851
September	1,597	95	1,692	12	4	16	1,609	99	1,708
October	1,723	305	2,028	3	—	3	1,726	305	2,031
November	1,489	226	1,715	8	—	8	1,497	226	1,723
December	1,358	213	1,571	8	25	33	1,366	238	1,604
VICTORIA									
1991-92	21,655	1,944	23,599	613	751	1,364	22,268	2,695	24,963
1992-93	25,248	2,214	27,462	978	322	1,300	26,226	2,536	28,762
1993-94	25,895	3,070	28,965	1,107	441	1,548	27,002	3,511	30,513
1993—									
October	2,235	244	2,479	161	—	161	2,396	244	2,640
November	2,360	212	2,572	74	6	80	2,434	218	2,652
December	1,895	354	2,249	247	2	249	2,142	356	2,498
1994—									
January	1,742	275	2,017	100	68	168	1,842	343	2,185
February	2,084	166	2,250	48	148	196	2,132	314	2,446
March	2,576	199	2,775	58	25	83	2,634	224	2,858
April	2,001	270	2,271	62	41	103	2,063	311	2,374
May	2,375	362	2,737	49	36	85	2,424	398	2,822
June	2,286	167	2,453	45	44	89	2,331	211	2,542
July	2,318	200	2,518	29	92	121	2,347	292	2,639
August	2,480	169	2,649	26	28	54	2,506	197	2,703
September	2,305	105	2,410	19	13	32	2,324	118	2,442
October	2,481	307	2,788	17	38	55	2,498	345	2,843
November	2,187	258	2,445	17	5	22	2,204	263	2,467
December	1,854	221	2,075	56	33	89	1,910	254	2,164

(a) Number of dwelling units.

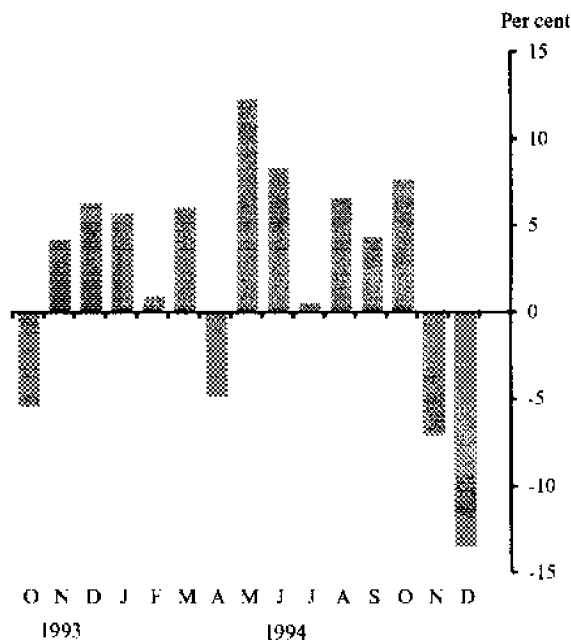
(b) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991.

TABLE 2. NUMBER OF NEW PRIVATE SECTOR HOUSES AND TOTAL NEW DWELLING UNITS COMMENCED, VICTORIA

Period	Private sector houses			Total dwellings		
	Original	Seasonally adjusted(a)	Trend estimate(a)	Original	Seasonally adjusted(a)	Trend estimate(a)
1991-92	21,655	21,553	21,540	24,963	24,891	24,938
1992-93	25,248	25,252	25,282	28,762	28,757	28,848
1993-94	25,895	25,916	25,902	30,513	30,540	30,469
1993—						
October	2,235	2,062	2,068	2,640	2,518	2,513
November	2,360	2,073	2,073	2,652	2,417	2,517
December	1,895	2,048	2,094	2,498	2,570	2,518
1994—						
January	1,742	2,098	2,129	2,185	2,491	2,525
February	2,084	2,130	2,175	2,446	2,545	2,543
March	2,576	2,441	2,217	2,858	2,630	2,563
April	2,001	2,154	2,251	2,374	2,517	2,579
May	2,375	2,212	2,288	2,822	2,593	2,600
June	2,286	2,353	2,321	2,542	2,658	2,625
July	2,318	2,280	2,335	2,639	2,581	2,639
August	2,480	2,349	2,324	2,703	2,617	2,626
September	2,305	2,467	2,286	2,442	2,681	2,587
October	2,481	2,284	2,225	2,843	2,707	2,526
November	2,187	1,908	2,152	2,467	2,255	2,453
December	1,854	2,071	2,078	2,164	2,287	2,378

(a) See paragraphs 8 to 11 of Explanatory notes.

NEW DWELLING COMMENCEMENTS, VICTORIA.  
ANNUAL PERCENTAGE CHANGE



NUMBER OF NEW DWELLING COMMENCEMENTS

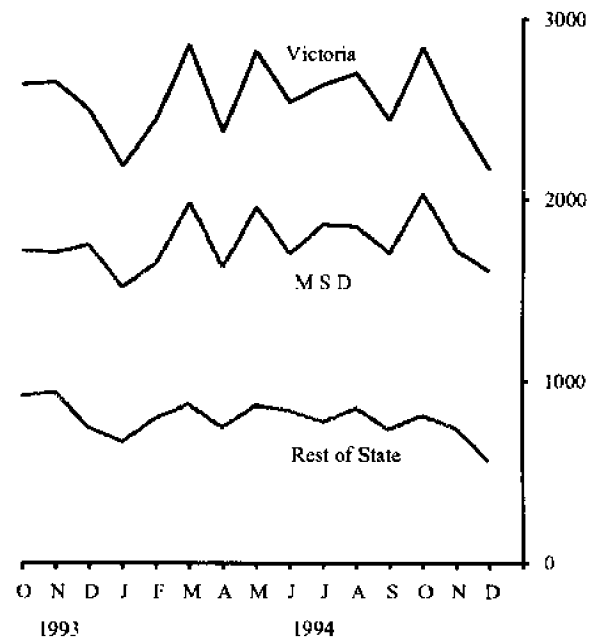


TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)

Statistical Local Area	Houses			Other residential buildings (b)			Total residential buildings				
	July - Dec.		December	July - Dec.		December	July - Dec.		December		
	1993-94	1994-95	1993	1993-94	1994-95	1993	1993-94	1994-95	1993	1994	
MELBOURNE STATISTICAL DIVISION											
Berwick (C)	1,850	933	126	110	35	10	5	1,885	943	126	115
Boroondara (C) — (c)											
— Camberwell (C)	355	243	24	24	43	24	4	398	267	28	24
— Hawthorn (C)	36	37	3	3	77	4	23	113	41	26	3
— Kew (C)	85	131	3	17	187	4	147	272	135	150	17
Box Hill (C)	162	132	5	35	35	50	—	197	182	5	35
Brighton (C)	121	79	5	7	35	33	—	156	112	5	7
Broadmeadows (C)	280	165	17	18	47	9	4	327	174	21	21
Rulla (S)	1,091	452	85	68	—	9	—	1,091	461	85	71
Caulfield (C)	203	117	8	6	129	108	6	332	225	14	6
Chelsea (C)	95	82	2	9	6	11	—	101	93	2	9
Cranbourne (C)	1,385	647	96	73	36	—	—	1,421	647	96	73
Croydon (C)	292	192	18	17	12	—	—	304	192	18	17
Dandenong (C)	73	60	2	14	16	—	—	89	60	2	14
Darebin (C) — (c)											
— Northcote (C)	52	26	5	1	63	9	2	115	35	7	1
— Preston (C)	259	128	51	32	103	20	—	362	148	51	38
Diamond Valley (S)	280	80	21	8	6	—	—	286	80	21	8
Doncaster and Templestowe (C)	432	239	24	25	84	—	10	516	239	34	25
Eltham (S)	231	136	25	19	41	—	2	272	136	27	19
Essendon (C) (c)	97	66	6	12	53	31	—	150	97	6	22
Flinders (S)	554	269	37	41	—	—	—	554	269	37	41
Footscray (C) (c)	33	44	1	7	59	26	—	92	70	1	10
Frankston (C)	264	185	10	20	6	6	—	270	191	10	20
Hastings (S)	246	114	21	20	—	—	—	246	114	21	20
Healesville (S)	64	39	7	3	—	—	—	64	39	7	3
Heidelberg (C)	278	148	24	30	34	16	—	312	164	24	34
Hobsons Bay (C) — (c)											
— Altona (C)	238	148	20	15	61	4	20	299	152	40	17
— Williamstown (C)	170	82	13	19	23	11	—	193	93	13	19
Keilor (C)	968	518	67	82	34	19	—	1,002	537	67	82
Knox (C)	1,193	457	122	80	3	7	—	1,196	464	122	80
Lilydale (S)	436	275	26	30	13	9	2	449	284	28	30
Melbourne (C) (c)	25	10	—	2	649	249	15	6	674	259	15
Melton (S)	427	259	25	25	2	2	—	429	261	25	25
Moorabbin (C)	321	278	39	40	34	31	—	355	309	39	40
Mordialloc (C)	117	54	6	17	19	—	—	136	54	6	17
Moreland (C) — (c)											
— Brunswick (C)	36	17	5	1	39	68	2	75	85	7	1
— Coburg (C)	71	27	10	—	30	6	—	101	33	10	—
Mornington (S)	364	264	44	39	9	—	—	373	264	44	39
Nunawading (C)	299	119	15	12	82	—	—	381	119	15	12
Oakleigh (C)	142	132	13	47	37	16	—	179	148	13	51
Pakenham (S)	437	142	35	24	—	—	—	437	142	35	24

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Dec.		December		July - Dec.		December		July - Dec.		December	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
MELBOURNE STATISTICAL DIVISION—continued												
Port Phillip (C) — (c)	13	5	—	—	21	8	7	—	34	13	7	—
Port Melbourne (C)	28	6	10	—	222	91	—	91	250	97	10	91
South Melbourne (C)	18	26	—	3	2	32	—	2	46	58	—	5
St Kilda (C)	221	79	25	12	28	—	—	—	223	79	25	12
Ringwood (C)	131	75	8	11	10	—	—	—	141	75	8	11
Sandringham (C)	51	72	4	10	—	—	—	—	51	72	4	10
Sherbrooke (S)	446	209	35	31	31	45	—	—	477	254	35	31
Springvale (C)	—	—	—	—	—	—	—	—	—	—	—	—
Stonnington (C) — (c)	—	—	—	—	—	—	—	—	—	—	—	—
— Malvern (C)	95	72	3	16	82	33	—	4	177	105	3	20
— Prahran (C)	42	29	3	8	167	148	5	48	209	177	8	56
Sunshine (C)	239	127	22	19	36	18	5	6	275	145	27	25
Upper Yarra (S) Pt A	61	31	2	5	—	—	—	—	61	31	2	5
Waverley (C)	326	151	56	15	132	23	2	20	458	174	58	35
Werribee (C)	1,117	514	80	37	2	19	—	—	1,119	533	80	37
Whittlesea (C)	744	555	50	145	30	4	—	—	774	559	50	145
Yarra (C) — (c)	—	—	—	—	—	—	—	—	—	—	—	—
— Collingwood (C)	20	2	1	—	17	27	—	—	37	29	1	—
— Fitzroy (C) (c)	39	5	36	2	178	25	94	6	217	30	130	8
— Richmond (C)	25	10	—	—	77	21	2	15	102	31	2	15
<b>Total Division</b>	<b>17,678</b>	<b>9,494</b>	<b>1,401</b>	<b>1,366</b>	<b>3,177</b>	<b>1,286</b>	<b>352</b>	<b>238</b>	<b>20,855</b>	<b>10,780</b>	<b>1,753</b>	<b>1,604</b>
BARWON STATISTICAL DIVISION												
Bannockburn (S) Pt A and Pt B (c)	49	n.a.	3	n.a.	—	n.a.	—	n.a.	49	n.a.	3	n.a.
Barrabool (S) Pt A and Pt B (c)	204	n.a.	23	n.a.	2	n.a.	—	n.a.	206	n.a.	23	n.a.
Bellarine (RC) Pt A and Pt B (c)	483	n.a.	39	n.a.	8	n.a.	—	n.a.	491	n.a.	39	n.a.
Colac-Otway (S) — (c)	—	—	—	—	—	—	—	—	—	—	—	—
— Colac (C)	18	9	1	1	—	—	—	—	18	9	1	1
— Colac (S)	42	14	3	1	—	—	—	—	42	14	3	1
— Otway (S)	59	19	5	6	8	—	4	—	67	19	9	6
Corio (S) Pt A and Pt B (c)	305	n.a.	22	n.a.	4	n.a.	—	n.a.	309	n.a.	22	n.a.
Geelong (C) (c)	37	n.a.	7	n.a.	—	n.a.	—	n.a.	37	n.a.	7	n.a.
Geelong West (C) (c)	20	n.a.	1	n.a.	4	n.a.	—	n.a.	24	n.a.	1	n.a.
Greater Geelong (C) — (c)	—	—	—	—	—	—	—	—	—	—	—	—
— Part A	—	—	—	—	—	—	—	—	—	—	—	—
Bellarine — Inner	107	n.a.	n.a.	19	n.a.	—	n.a.	—	n.a.	107	n.a.	19
Corio — Inner	163	n.a.	8	n.a.	n.a.	—	n.a.	—	n.a.	163	n.a.	8
Geelong	n.a.	9	n.a.	—	n.a.	10	n.a.	—	n.a.	19	n.a.	—
Geelong West	n.a.	15	n.a.	3	n.a.	—	n.a.	—	n.a.	15	n.a.	3
Newtown	n.a.	12	n.a.	—	n.a.	4	n.a.	—	n.a.	16	n.a.	—
South Barwon — Inner	n.a.	190	n.a.	11	n.a.	7	n.a.	—	n.a.	197	n.a.	11
— Part B	n.a.	117	n.a.	25	n.a.	—	n.a.	—	n.a.	117	n.a.	25
— Part C	n.a.	7	n.a.	—	n.a.	—	n.a.	—	n.a.	7	n.a.	—

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings				
	July - Dec.		December		July - Dec.		December		July - Dec.		December		
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	
BARWON STATISTICAL DIVISION—continued													
Golden Plains (S) — (c)	n.a.	4	n.a.	1	n.a.	—	n.a.	—	n.a.	—	4	n.a.	1
— Central	n.a.	26	n.a.	6	n.a.	—	n.a.	—	n.a.	—	26	n.a.	6
— East	18	n.a.	4	n.a.	—	n.a.	—	n.a.	18	n.a.	n.a.	4	n.a.
Leigh (S) (c)	25	n.a.	1	n.a.	—	n.a.	—	n.a.	25	n.a.	1	n.a.	n.a.
Newtown (C) (c)	27	14	1	1	—	n.a.	—	n.a.	27	14	1	1	n.a.
Queenscliffe (B)	420	n.a.	24	n.a.	31	n.a.	—	n.a.	451	n.a.	24	n.a.	n.a.
South Barwon (C) Pt. A and Pt. B (c)													
Surf Coast (S) — (c)													
— Part A	n.a.	126	n.a.	10	n.a.	—	n.a.	—	n.a.	—	126	n.a.	10
— Part B	n.a.	42	n.a.	5	n.a.	—	n.a.	—	n.a.	—	42	n.a.	5
Winchelsea (S) (c)	52	n.a.	2	n.a.	—	n.a.	—	n.a.	52	n.a.	2	n.a.	n.a.
<b>Total Division</b>	<b>1,759</b>	<b>874</b>	<b>136</b>	<b>97</b>	<b>57</b>	<b>21</b>	<b>4</b>	<b>—</b>	<b>1,816</b>	<b>895</b>	<b>140</b>	<b>97</b>	
WESTERN DISTRICT STATISTICAL DIVISION													
Corangamite (S) — (c)	3	1	—	—	—	4	—	—	3	5	—	—	—
— Camperdown (T)	22	3	—	—	—	—	—	—	22	3	—	—	—
— Hampden (S)	30	7	—	3	2	—	—	—	32	7	—	3	—
— Heytesbury (S)													
Glenelg (S) — (c)	6	3	—	—	—	—	—	—	6	3	—	—	—
— Glenelg (S)	25	18	1	2	—	—	—	—	25	18	1	2	—
— Heywood (S)	46	13	8	3	—	—	—	—	46	13	8	3	—
— Portland (C)													
Moynce (S) — (c)	2	—	1	—	—	—	—	—	2	—	1	—	—
— Belfast (S)	2	—	—	—	—	—	—	—	2	—	—	—	—
— Minhamite (S)	5	1	—	—	—	—	—	—	5	1	—	—	—
— MordLake (S)	27	12	—	1	2	—	—	—	29	12	—	1	—
— Port Fairy (B)	51	15	5	2	—	—	—	—	51	15	5	2	—
— Warnambool (S)													
Southern Grampians (S) — (c)													
— Dundas (S)	5	4	—	—	—	—	—	—	5	4	—	—	—
— Hamilton (C)	27	8	5	4	—	—	—	—	27	8	5	4	—
— Mount Rouse (S)	3	2	1	—	—	5	—	—	3	7	1	—	—
— Wannon (S)	5	1	—	—	—	—	—	—	5	1	—	—	—
Warmambool (C) — (c)													
— Warmambool (C)	236	133	23	23	4	3	—	2	240	136	23	25	—
Lady Julia Percy Island and Tower Hill Lake Reserve	—	—	—	—	—	—	—	—	—	—	—	—	—
<b>Total Division</b>	<b>495</b>	<b>221</b>	<b>44</b>	<b>38</b>	<b>8</b>	<b>12</b>	<b>—</b>	<b>2</b>	<b>503</b>	<b>233</b>	<b>44</b>	<b>40</b>	

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Dec.		December		July - Dec.		December		July - Dec.		December	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
CENTRAL HIGHLANDS STATISTICAL DIVISION												
Ararat (RC) — (c)	13	7	6	—	—	—	—	—	13	7	6	—
— Ararat (C)	15	8	3	3	—	—	—	—	17	8	3	3
— Ararat (S)	181	70	16	10	—	—	—	—	181	70	16	10
Bacchus Marsh (S)	126	n.a.	15	n.a.	10	n.a.	—	n.a.	136	n.a.	15	n.a.
Ballarat (C) (c)	49	n.a.	6	n.a.	—	n.a.	—	n.a.	49	n.a.	6	n.a.
Ballan (S) (c)												
Ballarat (C) — (c)	n.a.	85	n.a.	25	n.a.	10	n.a.	—	n.a.	95	n.a.	25
— Central	n.a.	62	n.a.	9	n.a.	—	n.a.	—	n.a.	62	n.a.	9
— Inner North	n.a.	1	n.a.	—	n.a.	—	n.a.	—	n.a.	1	n.a.	—
— North	n.a.	85	n.a.	11	n.a.	4	n.a.	—	n.a.	89	n.a.	11
— South	142	n.a.	7	n.a.	—	n.a.	—	n.a.	142	n.a.	7	n.a.
Ballarat (S) Pt A and Pt B (c)	65	n.a.	2	n.a.	—	n.a.	—	n.a.	65	n.a.	2	n.a.
Bungaree (S) Pt A and Pt B (c)	100	n.a.	5	n.a.	2	n.a.	—	n.a.	102	n.a.	5	n.a.
Buninyong (S) Pt A and Pt B (c)	25	12	2	2	—	—	—	—	25	12	2	2
Creswick (S)	97	39	11	6	2	4	—	—	99	43	11	6
Daylesford and Glenlyon (S)												
Golden Plains (S) — (c)	n.a.	18	n.a.	2	n.a.	—	n.a.	—	n.a.	18	n.a.	2
— West	106	n.a.	10	n.a.	—	n.a.	—	n.a.	106	n.a.	10	n.a.
Grenville (S) Pt A and Pt B (c)												
Moora (S) — (c)	n.a.	30	n.a.	9	n.a.	8	n.a.	8	n.a.	38	n.a.	17
— East	n.a.	10	n.a.	—	n.a.	—	n.a.	—	n.a.	10	n.a.	—
— West												
Pyrenees (S) — (c)	14	11	—	1	—	—	—	—	14	11	—	1
— Avoca (S)	9	4	2	—	—	—	—	—	9	4	2	—
— Lexton (S)	14	3	—	1	—	—	—	—	14	3	—	1
— Ripon (S)	75	n.a.	8	n.a.	14	n.a.	—	n.a.	89	n.a.	8	n.a.
Sebastopol (B) (c)	12	9	1	2	2	—	—	—	14	9	1	2
Talbot and Clunes (S)												
<b>Total Division</b>	<b>1,043</b>	<b>454</b>	<b>94</b>	<b>81</b>	<b>32</b>	<b>26</b>	<b>—</b>	<b>8</b>	<b>1,075</b>	<b>480</b>	<b>94</b>	<b>89</b>

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Dec.		December		July - Dec.		December		July - Dec.		December	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
WIMMERA STATISTICAL DIVISION												
Arapiles (S)	2	3	—	—	—	—	—	—	2	3	—	—
Dimboola (S)	6	4	—	1	—	—	—	—	6	4	—	1
Donald (S)	5	2	—	—	—	—	—	—	5	2	—	—
Dunmunkle (S)	5	3	1	1	2	—	—	—	7	3	1	1
Horsham (C)	114	50	16	8	7	4	—	—	121	54	16	8
Kaniva (S)	1	—	—	—	—	—	—	—	1	—	—	—
Kara Kara (S)	5	3	—	—	—	—	—	—	5	3	—	—
Kowree (S)	6	3	—	1	—	—	—	—	6	3	—	1
Lowan (S)	15	5	1	4	—	—	—	—	15	5	1	4
St Arnaud (T)	12	—	1	—	—	—	—	—	12	—	1	—
Stawell (C)	26	17	2	5	—	—	—	—	26	17	2	5
Stawell (S)	27	12	2	1	—	—	—	—	27	12	2	1
Warracknabeal (S)	9	6	1	1	—	—	—	—	9	6	1	1
Wimmera (S)	20	13	3	1	—	—	—	—	20	13	3	1
<b>Total Division</b>	<b>253</b>	<b>121</b>	<b>27</b>	<b>23</b>	<b>9</b>	<b>4</b>	<b>—</b>	<b>—</b>	<b>262</b>	<b>125</b>	<b>27</b>	<b>23</b>
MALLEE STATISTICAL DIVISION												
Birchip (S)	—	5	—	—	—	—	—	—	—	5	—	—
Karkaroo (S)	3	1	—	—	—	3	—	—	3	4	—	—
Kerang (B)	22	2	—	—	2	—	—	—	24	2	—	—
Kerang (S)	18	6	4	1	—	—	—	—	18	6	4	1
Mildura (C)	218	80	12	13	23	—	—	—	241	80	12	13
Mildura (S) Pt A and Pt B	157	69	6	8	2	2	—	2	159	71	6	10
Swan Hill (C)	47	35	2	2	17	2	—	2	64	37	2	4
Swan Hill (S)	37	9	1	3	—	—	—	—	37	9	1	3
Walpeup (S)	9	—	1	—	—	—	—	—	9	—	1	—
Wycheproof (S)	2	1	—	—	—	—	—	—	2	1	—	—
<b>Total Division</b>	<b>513</b>	<b>208</b>	<b>26</b>	<b>27</b>	<b>44</b>	<b>7</b>	<b>—</b>	<b>4</b>	<b>557</b>	<b>215</b>	<b>26</b>	<b>31</b>

See footnotes at end of table.



TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Dec.		December		July - Dec.		December		July - Dec.		December	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
LODDON-CAMPASPE STATISTICAL DIVISION												
Bendigo (C) (c)	125	n.a.	16	n.a.	12	n.a.	—	n.a.	137	n.a.	16	n.a.
Bet Bet (S)	19	4	—	—	—	—	—	—	19	4	—	—
Castlemaine (C)	26	14	—	—	—	—	—	—	26	14	—	—
Charlton (S)	5	—	1	—	—	—	—	—	5	—	1	—
Cokuna (S)	12	10	4	1	—	—	—	—	12	10	4	1
Eaglehawk (B) (c)	70	n.a.	3	n.a.	—	n.a.	—	n.a.	70	n.a.	3	n.a.
East Loddon (S)	3	—	—	—	—	—	—	—	3	—	—	—
Echuca (C)	110	58	6	6	2	—	—	—	112	58	6	6
Gisborne (S)	76	38	5	3	12	—	—	—	88	38	5	3
Gordon (S)	14	4	—	—	—	—	—	—	14	4	—	—
Greater Bendigo (C) — (c)												
— Part A												
Eaglehawk	n.a.	32	n.a.	4	n.a.	23	n.a.	—	n.a.	55	n.a.	4
Central	n.a.	60	n.a.	5	n.a.	5	n.a.	—	n.a.	65	n.a.	5
Huntly — Inner	n.a.	19	n.a.	1	n.a.	—	n.a.	—	n.a.	19	n.a.	1
Marong — Inner	n.a.	87	n.a.	10	n.a.	—	n.a.	—	n.a.	87	n.a.	10
Strathfieldsaye — Inner	n.a.	81	n.a.	12	n.a.	—	n.a.	—	n.a.	81	n.a.	12
— Humly Balance	n.a.	3	n.a.	—	n.a.	—	n.a.	—	n.a.	3	n.a.	—
— Marong Balance	n.a.	13	n.a.	2	n.a.	—	n.a.	—	n.a.	13	n.a.	2
— Stratfieldsaye Balance	n.a.	24	n.a.	1	n.a.	—	n.a.	—	n.a.	24	n.a.	1
Huntly (S) Pt A and Pt B (c)	38	n.a.	4	n.a.	—	n.a.	—	n.a.	38	n.a.	4	n.a.
Korong (S)	23	8	1	4	—	—	—	—	23	8	1	4
Kyneton (S)	66	31	2	3	—	—	—	—	66	31	2	3
Melvior (S)	40	12	5	1	—	—	—	—	40	12	5	1
Maldon (S)	24	7	2	2	—	—	—	—	24	7	2	2
Marong (RC) Pt A and Pt B (c)	252	n.a.	18	n.a.	—	n.a.	—	n.a.	252	n.a.	18	n.a.
Maryborough (C)	15	8	3	—	—	—	—	—	15	8	3	—
Metcalfe (S)	19	10	2	1	—	—	—	—	19	10	2	1
Newham and Woodend (S)	47	17	—	1	—	2	—	2	47	19	—	3
Newstead (S)	26	16	5	4	—	—	—	—	26	16	5	4
Pyalong (S)	10	2	1	—	—	—	—	—	10	2	1	—
Rochester (S)	50	28	3	2	—	—	—	—	50	28	3	2
Romsey (S)	85	38	8	2	—	—	—	—	85	38	8	2
Strathfieldsaye (S) Pt A and Pt B (c)	253	n.a.	11	n.a.	10	n.a.	—	n.a.	263	n.a.	11	n.a.
Tullaroop (S)	17	7	1	—	—	—	—	—	17	7	1	—
<b>Total Division</b>	<b>1,425</b>	<b>631</b>	<b>103</b>	<b>66</b>	<b>36</b>	<b>30</b>	<b>—</b>	<b>2</b>	<b>1,461</b>	<b>661</b>	<b>103</b>	<b>68</b>

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Dec.		December		July - Dec.		December		July - Dec.		December	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
GOULBURN STATISTICAL DIVISION												
Alexandra (S)	49	18	5	2	2	—	—	—	51	18	5	2
Benalla (C)	66	33	8	6	—	4	—	—	66	37	8	6
Benalla (S)	25	27	3	2	—	—	—	—	25	27	3	2
Broadford (S)	38	12	6	1	—	—	—	—	38	12	6	1
Cobram (S)	73	43	15	4	4	—	—	—	77	43	15	4
Deakin (S)	30	18	—	—	—	—	—	—	30	18	—	—
Euroa (S)	22	3	—	1	—	—	—	—	22	3	—	1
Goulburn (S)	20	8	2	2	—	—	—	—	20	8	2	2
Kilmore (S)	79	44	2	9	—	—	—	—	79	44	2	9
Kyabram (T)	47	18	1	1	—	—	—	—	47	18	1	1
Mansfield (S)	119	39	9	2	2	—	—	—	121	39	9	2
Nathalia (S)	21	4	3	—	—	—	—	—	21	4	3	—
Numurkah (S)	59	18	5	—	—	—	—	—	59	18	5	—
Rodney (S) Pt. A and Pt. B	195	69	11	10	—	—	—	—	195	69	11	10
Seymour (RC)	63	35	5	3	6	17	—	—	69	52	5	3
Shepparton (C)	152	94	9	12	9	—	—	—	161	94	9	12
Shepparton (S) Pt. A and Pt. B	102	55	6	6	—	—	—	—	102	55	6	6
Tungamah (S)	13	7	1	1	—	—	—	—	13	7	1	—
Violet Town (S)	13	8	1	—	—	—	—	—	13	8	1	—
Waranga (S)	26	14	3	2	—	—	—	—	26	14	3	2
Yea (S)	36	14	1	1	—	—	—	—	36	14	1	1
<b>Total Division</b>	<b>1,248</b>	<b>581</b>	<b>96</b>	<b>64</b>	<b>23</b>	<b>21</b>	<b>—</b>	<b>—</b>	<b>1,271</b>	<b>602</b>	<b>96</b>	<b>64</b>
OVENS-MURRAY STATISTICAL DIVISION												
Beechworth (S)	21	8	—	—	4	—	—	—	25	8	—	—
Bright (S)	44	32	3	6	6	—	—	—	50	32	3	6
Chiltern (S)	30	21	2	16	—	—	—	—	30	21	2	16
Myrtleford (S)	18	9	2	3	—	—	—	—	18	9	2	3
Oxley (S)	18	17	2	1	—	—	—	—	18	17	2	1
Rutherglen (S)	24	11	4	1	—	—	—	—	24	11	4	1
Tallangatta (S) Pt. A and Pt. B	13	19	—	—	—	—	—	—	13	19	—	—
Upper Murray (S)	10	3	1	1	—	—	—	—	10	3	1	1
Wangaratta (C)	36	28	3	6	6	6	—	—	42	34	3	6
Wangaratta (S)	21	10	2	—	—	—	—	—	21	10	2	—
Wodonga (RC)	398	154	23	15	7	—	—	—	405	154	23	15
Yackandandah (S)	26	10	4	1	—	—	—	—	26	10	4	1
Yarrawonga (S)	85	46	4	5	3	—	—	—	88	46	4	5
<b>Total Division</b>	<b>744</b>	<b>368</b>	<b>50</b>	<b>55</b>	<b>26</b>	<b>6</b>	<b>—</b>	<b>—</b>	<b>770</b>	<b>374</b>	<b>50</b>	<b>55</b>

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses						Other residential buildings (b)						Total residential buildings					
	July - Dec.		December		July - Dec.		July - Dec.		July - Dec.		July - Dec.		July - Dec.		July - Dec.		July - Dec.	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95
EAST GIPPSLAND STATISTICAL DIVISION																		
Avon (S)	26	9	6	1	—	—	—	—	—	—	—	—	—	—	—	—	26	9
Bairnsdale (C)	86	49	10	7	—	—	—	—	—	—	—	—	—	—	—	—	86	49
Bairnsdale (S) Pt A and Pt B	124	47	20	2	2	3	—	—	—	—	—	—	—	—	—	—	126	50
Maffra (S)	55	30	4	2	—	—	—	—	—	—	—	—	—	—	—	—	55	30
Ormeo (S)	23	11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	23	11
Orbost (S)	79	26	4	3	15	3	—	—	—	—	—	—	—	—	—	—	94	29
Sale (C)	81	23	1	2	6	—	—	—	—	—	—	—	—	—	—	—	87	23
Tambo (S) Pt A and Pt B	143	107	14	28	—	5	—	—	—	—	—	—	—	—	—	—	143	112
<b>Total Division</b>	<b>617</b>	<b>302</b>	<b>59</b>	<b>45</b>	<b>23</b>	<b>11</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>640</b>	<b>313</b>
GIPPSLAND STATISTICAL DIVISION																		
Alberton (S)	30	19	2	2	—	—	—	—	—	—	—	—	—	—	—	—	30	19
Bass (S)	46	18	7	6	—	—	—	—	—	—	—	—	—	—	—	—	46	18
Buln Buln (S)	93	56	7	7	2	—	—	—	—	—	—	—	—	—	—	—	95	56
Korumburra (S)	38	7	1	—	—	—	—	—	—	—	—	—	—	—	—	—	38	7
Mirboo (S)	21	10	2	—	—	—	—	—	—	—	—	—	—	—	—	—	21	10
Moe (S)	62	28	2	2	4	—	—	—	—	—	—	—	—	—	—	—	66	28
Morwell (C) Pt A and Pt B	69	19	6	3	63	36	—	—	—	—	—	—	—	—	—	—	132	55
Narracan (S) Pt A and Pt B	50	18	5	1	2	—	—	—	—	—	—	—	—	—	—	—	52	18
Phillip Island (S)	153	64	17	2	—	—	—	—	—	—	—	—	—	—	—	—	153	64
Rosedale (S)	123	52	7	2	—	—	—	—	—	—	—	—	—	—	—	—	123	52
South Gippsland (S)	51	21	11	2	—	—	—	—	—	—	—	—	—	—	—	—	51	21
Traralgon (C)	113	62	6	4	—	—	—	—	—	—	—	—	—	—	—	—	113	62
Traralgon (S) Pt A and Pt B	32	13	3	3	—	—	—	—	—	—	—	—	—	—	—	—	32	13
Upper Yarra (S) Pt B	7	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	7	1
Warragul (RC)	115	53	16	8	2	—	—	—	—	—	—	—	—	—	—	—	117	53
Wonthaggi (B)	59	25	3	—	—	—	—	—	—	—	—	—	—	—	—	—	59	25
Woorayl (S)	165	69	10	6	3	9	—	—	—	—	—	—	—	—	—	—	168	78
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
<b>Total Division</b>	<b>1,227</b>	<b>535</b>	<b>106</b>	<b>48</b>	<b>76</b>	<b>45</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,303</b>	<b>580</b>
TOTAL VICTORIA																		
	<b>27,002</b>	<b>13,789</b>	<b>2,142</b>	<b>1,910</b>	<b>3,511</b>	<b>1,469</b>	<b>356</b>	<b>254</b>	<b>30,513</b>	<b>15,258</b>	<b>2,498</b>	<b>2,164</b>						

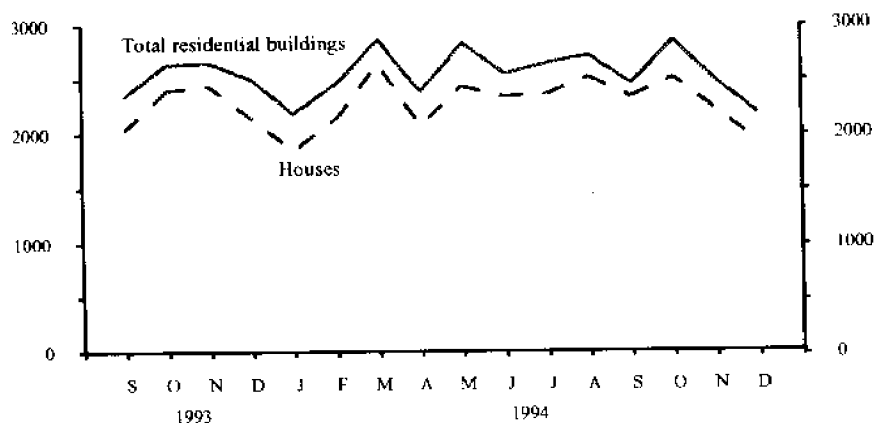
(a) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991. (b) Number of dwelling units. (c) For further details of changes to Statistical Local Areas please refer to paragraphs 15 and 16 of the explanatory notes and also to the list of local government boundary changes enclosed with this publication.

TABLE 4. NUMBER OF NEW HOUSES COMMENCED BY MATERIAL OF OUTER WALLS, OWNERSHIP, AND STATISTICAL DIVISION, DECEMBER 1994 (a)

Statistical division	Double brick, stone and concrete	Brick veneer	Fibre cement	Timber	Other and not stated	Total
<b>PRIVATE SECTOR</b>						
Melbourne	12	919	—	34	393	1,358
Barwon	—	54	1	10	32	97
Western District	—	33	1	1	1	36
Central Highlands	—	20	—	10	29	59
Wimmera	—	6	—	1	16	23
Mallee	—	10	—	1	8	19
Loddon-Campaspe	2	61	1	11	22	97
Goulburn	1	42	4	9	8	64
Ovens-Murray	2	26	—	3	9	40
East Gippsland	—	21	3	8	13	45
Gippsland	1	23	4	7	12	47
<b>Total Victoria</b>	<b>18</b>	<b>1,199</b>	<b>14</b>	<b>95</b>	<b>528</b>	<b>1,854</b>
<b>PUBLIC SECTOR</b>						
Melbourne	—	1	—	1	6	8
Barwon	—	—	—	—	—	—
Western District	—	2	—	—	—	2
Central Highlands	—	3	—	—	19	22
Wimmera	—	—	—	—	—	—
Mallee	—	—	—	—	8	8
Loddon-Campaspe	—	—	—	—	—	—
Goulburn	—	—	—	—	—	—
Ovens-Murray	—	14	—	—	1	15
East Gippsland	—	—	—	—	—	—
Gippsland	—	1	—	—	—	1
<b>Total Victoria</b>	<b>—</b>	<b>21</b>	<b>—</b>	<b>1</b>	<b>34</b>	<b>56</b>
<b>TOTAL</b>						
Melbourne	12	920	—	35	399	1,366
Barwon	—	54	1	10	32	97
Western District	—	35	1	1	1	38
Central Highlands	—	23	—	10	48	81
Wimmera	—	6	—	1	16	23
Mallee	—	10	—	1	16	27
Loddon-Campaspe	2	61	1	11	22	97
Goulburn	1	42	4	9	8	64
Ovens-Murray	2	40	—	3	10	55
East Gippsland	—	21	3	8	13	45
Gippsland	1	24	4	7	12	48
<b>Total Victoria</b>	<b>18</b>	<b>1,220</b>	<b>14</b>	<b>96</b>	<b>562</b>	<b>1,910</b>

(a) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991.

NUMBER OF NEW DWELLING COMMENCEMENTS BY TYPE, VICTORIA



## EXPLANATORY NOTES

### Introduction

This publication contains monthly details of the number of new dwelling units reported by approving authorities as having commenced in each statistical local area.

### Scope and coverage

2. The statistics were compiled from monthly reports, provided by local and other government authorities, together with licensed private building surveyors, of commencements of new houses and new other residential buildings for which:

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

The last category reflects implementation of the 1993 Building Act by the Victorian Government from 1 July 1994.

3. 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.

### Definitions

4. A dwelling unit is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation such as motels, hostels, and holiday apartments, are not defined as dwelling units.

5. 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.
- (b) An other residential building is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings, etc.).

6. *Commencements*. For the purposes of this statistical series, a residential building is regarded as being commenced on the date when:

- (a) The building work is first inspected by a local government or other government authority building inspector or surveyor, whether the work is passed or not. In general, the first inspection is undertaken at the foundations or footings stage of construction; or
- (b) The building work is determined as commenced by a building inspector or surveyor.

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

### Seasonal adjustment

8. Original and seasonally adjusted building statistics are shown in Table 2. 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.

9. 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.

10. Trend estimate dwelling unit commencement statistics are shown in Table 2. 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.

11. 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.

### Australian Standard Geographical Classification

12. 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.

13. 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.

14. From 1 July 1991, the date of effect of these changes emanating from the review for building commencement statistics, the only Local Government Area 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.

15. 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 SLAs have been included in the Barwon, Central Highlands and Loddon-Campaspe divisions. Details of these changes are provided in a listing enclosed with the July 1994 issue of this publication. Copies of the list are available from ABS Victoria on request.

These changes have been incorporated in Building Statistics from 1 July 1994. In Table 3 statistics from July 1994 onwards are presented on the new SLA basis. Statistics in Table 3 relating to previous periods are presented on the former SLA basis. There have been no changes to Statistical Divisions boundaries as a result of these Local Government Area changes.

16. 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. Details of these changes are provided in a listing enclosed with the October 1994 issue of this publication. Copies of this list are available from ABS Victoria on request.

### Comparability of statistics

17. Because of the difference in data sources, collection methodologies, and timing of notification of commencements, care should be exercised in comparing quarterly data derived from monthly dwelling unit commencements statistics, with the quarterly dwelling unit commencements statistics from the Building Activity Survey (published in *Building Activity, Victoria* 8752.2).

### Unpublished data and related publications

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

19. 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* (8731.2) (monthly) (\$11.00)

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

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

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

*Engineering Construction, Australia* (8762.0) (quarterly) (\$11.00)

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

20. All publications produced by the ABS are listed in the *Catalogue of Publications, Australia* (1101.0) which is available free of charge from any ABS Office.

### Electronic services

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS Office.

### Symbols and other usages

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

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n.a. not available

- nil or rounded down to zero

M.S.D. Melbourne Statistical Division

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

**STUART JACKSON**

*Deputy Commonwealth Statistician*



## For more information ...

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the *ABS Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

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