

BUILDING APPROVALS

VICTORIA

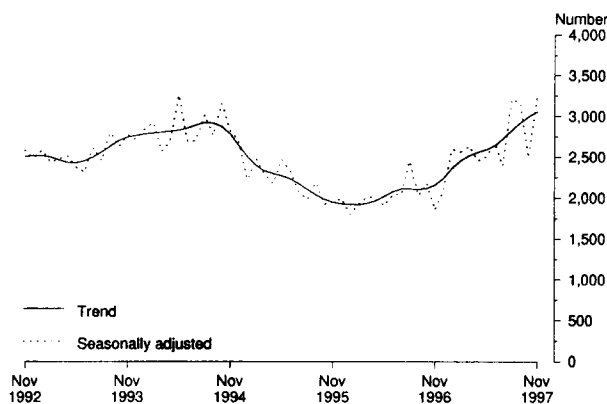
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MAIN FEATURES

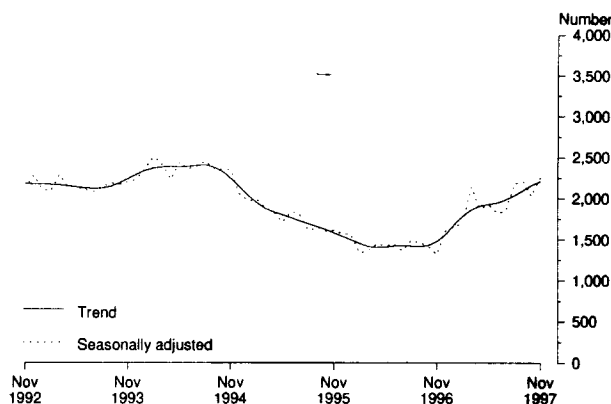
NUMBER OF DWELLING UNITS APPROVED

	November 1996	October 1997	November 1997	November 1996 to November 1997 change	October 1997 to November 1997 change
Original series	1,921	2,681	3,247	69.0%	21.1%
Seasonally adjusted	1,858	2,497	3,265	75.7%	30.8%
Trend estimate	2,161	2,998	3,056	41.4%	1.9%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for total dwelling units increased by 1.9% in November, following rises of 2.6% in October and 3.2% in September. It is now more than 40% above the level of a year ago.
- In original terms 3,247 dwelling were approved, the highest since May 1994.
- The value of new residential building was \$362.1 million and the value of alterations and additions to residential buildings was \$60.1 million.

Non-residential building

- The value of non-residential building approved in November was \$247.3 million. Hotels were the most significant category, accounting for \$99.6 million, followed by Other business premises (\$26.3 million) and Factories (\$24.5 million).
- There were 5 projects valued at \$5 million or more and 34 projects valued at between \$1 million and \$5 million.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Melbourne (03) 9615 7755, call at 485 La Trobe Street, Melbourne or write to Information Services, ABS, GPO Box 2796Y, Melbourne 3001.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months June to December 1997.

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

To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (December 1997) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table) were to increase by 6% in December 1997, the trend estimate for that month would be 2,311, a movement of 2.7%. The monthly movements in the trend estimates for September, October and November 1997 which are currently estimated to be 3.1%, 2.9% and 2.1% respectively, would be revised to 3.8%, 3.5% and 3.0%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in December 1997 would produce a trend estimate for that month of 2,206, a movement of 1.2%, with the movements in the trend estimates for September, October and November 1997, being revised to 3.0%, 2.3% and 1.5% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1997 seasonally adjusted estimate			
			is up 6% on November 1997		is down 6% on November 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
June	1,947	1.0	1,944	0.8	1,949	1.1
July	1,982	1.8	1,977	1.7	1,985	1.9
August	2,037	2.7	2,034	2.9	2,038	2.6
September	2,101	3.1	2,110	3.8	2,099	3.0
October	2,161	2.9	2,185	3.5	2,148	2.3
November	2,208	2.1	2,250	3.0	2,181	1.5
December	n.y.a.	n.y.a.	2,311	2.7	2,206	1.2

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1997 seasonally adjusted estimate			
			is up 8% on November 1997		is down 8% on November 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
June	2,644	1.9	2,635	1.6	2,645	2.0
July	2,730	3.3	2,714	3.0	2,731	3.2
August	2,830	3.7	2,823	4.0	2,831	3.7
September	2,921	3.2	2,940	4.2	2,918	3.1
October	2,998	2.6	3,057	4.0	2,984	2.2
November	3,056	1.9	3,170	3.7	3,032	1.6
December	n.y.a.	n.y.a.	3,273	3.3	3,065	1.1

TABLE 1. DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION (b)										
1994-95	17,816	307	18,123	3,100	581	3,681	1,330	22,240	894	23,134
1995-96	12,690	345	13,035	2,986	723	3,709	617	16,275	1,086	17,361
1996-97	13,708	136	13,844	5,940	311	6,251	1,189	20,783	501	21,284
1996-97 July-November	5,124	58	5,182	2,579	231	2,810	252	7,954	290	8,244
1997-98 July-November	8,135	94	8,229	2,735	227	2,962	418	11,287	322	11,609
1996—										
September	1,012	5	1,017	263	52	315	30	1,305	57	1,362
October	1,037	9	1,046	646	22	668	116	1,799	31	1,830
November	907	4	911	390	17	407	40	1,337	21	1,358
December	999	9	1,008	271	8	279	208	1,478	17	1,495
1997—										
January	919	33	952	642	4	646	24	1,585	37	1,622
February	1,110	4	1,114	626	5	631	223	1,959	9	1,968
March	1,367	12	1,379	481	—	481	36	1,876	20	1,896
April	1,396	20	1,416	427	36	463	76	1,898	57	1,955
May	1,469	—	1,469	494	23	517	70	2,033	23	2,056
June	1,324	—	1,324	420	4	424	300	2,000	48	2,048
July	1,519	3	1,522	479	35	514	25	2,023	38	2,061
August	1,679	3	1,682	789	75	864	55	2,522	79	2,601
September	1,737	17	1,754	415	40	455	222	2,374	57	2,431
October	1,507	47	1,554	295	30	325	64	1,866	77	1,943
November	1,693	24	1,717	757	47	804	52	2,502	71	2,573
VICTORIA										
1994-95	25,284	601	25,885	3,225	808	4,033	1,347	29,849	1,416	31,265
1995-96	18,425	464	18,889	3,218	937	4,155	663	22,277	1,430	23,707
1996-97	19,593	212	19,805	6,421	384	6,805	1,240	27,197	653	27,850
1996-97 July-November	7,531	92	7,623	2,800	275	3,075	281	10,611	368	10,979
1997-98 July-November	11,181	138	11,319	2,878	318	3,196	427	14,485	457	14,942
1996—										
September	1,476	8	1,484	304	63	367	43	1,823	71	1,894
October	1,560	19	1,579	712	22	734	120	2,392	41	2,433
November	1,406	7	1,413	426	39	465	43	1,875	46	1,921
December	1,446	18	1,464	317	8	325	216	1,976	29	2,005
1997—										
January	1,365	33	1,398	674	16	690	25	2,064	49	2,113
February	1,609	10	1,619	665	7	672	225	2,499	17	2,516
March	1,895	12	1,907	512	—	512	37	2,436	20	2,456
April	1,926	29	1,955	454	48	502	80	2,459	78	2,537
May	2,004	11	2,015	561	26	587	74	2,639	37	2,676
June	1,817	7	1,824	438	4	442	302	2,513	55	2,568
July	2,050	3	2,053	513	39	552	27	2,590	42	2,632
August	2,262	4	2,266	822	75	897	57	3,140	80	3,220
September	2,379	34	2,413	445	79	524	225	3,049	113	3,162
October	2,190	58	2,248	315	54	369	64	2,569	112	2,681
November	2,300	39	2,339	783	71	854	54	3,137	110	3,247

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
MELBOURNE STATISTICAL DIVISION (a)														
1994-95	1,732.4	23.5	1,755.9	380.7	46.4	427.0	2,113.1	69.8	2,182.9	571.9	1,072.3	1,655.8	3,749.0	4,410.6
1995-96	1,315.8	32.6	1,348.4	308.5	53.9	362.4	1,624.3	86.5	1,710.8	467.2	1,352.5	1,934.5	3,422.5	4,112.5
1996-97	1,572.3	16.6	1,588.9	610.8	19.2	630.0	2,183.1	35.8	2,218.9	592.3	1,527.1	2,303.0	4,276.6	5,114.1
1996-97														
July-November	576.0	5.0	580.9	266.1	14.0	280.1	842.1	19.0	861.1	223.4	585.6	837.8	1,642.0	1,922.3
1997-98														
July-November	928.8	8.0	936.8	275.9	17.1	293.0	1,204.6	25.1	1,229.8	292.0	804.1	962.2	2,284.4	2,484.0
1996—														
September	114.1	0.9	115.0	21.0	2.2	23.2	135.1	3.0	138.1	42.0	117.8	151.5	294.0	331.6
October	117.6	0.8	118.4	54.6	2.1	56.8	172.3	2.9	175.2	53.3	132.0	175.1	355.7	403.6
November	106.8	0.3	107.1	39.0	0.8	39.8	145.8	1.1	146.9	40.2	130.1	242.8	312.9	430.0
December	114.9	1.4	116.2	24.6	0.5	25.0	139.4	1.8	141.3	39.0	142.8	162.1	317.8	342.4
1997—														
January	103.6	5.8	109.4	58.6	0.2	58.9	162.2	6.0	168.2	39.1	168.7	202.1	367.4	409.5
February	131.2	0.4	131.5	57.2	0.2	57.4	188.4	0.6	189.0	65.0	140.2	272.0	390.7	525.9
March	157.0	1.2	158.2	38.2	—	38.2	195.1	1.2	196.3	50.7	150.7	184.1	395.1	431.1
April	162.8	2.9	165.7	36.6	2.9	39.5	199.4	5.8	205.2	51.8	129.6	156.8	378.5	413.9
May	171.8	—	171.8	70.1	1.2	71.3	241.9	1.2	243.2	49.0	106.4	136.6	395.2	428.8
June	155.1	—	155.1	59.4	0.2	59.5	214.5	0.2	214.6	74.2	103.0	351.4	389.8	640.2
July	177.4	0.2	177.6	39.5	1.8	41.3	216.9	1.9	218.9	51.1	132.1	176.2	398.9	446.2
August	185.8	0.2	186.0	67.8	7.2	75.0	253.7	7.4	261.1	54.2	122.8	142.0	429.4	457.3
September	198.5	1.3	199.8	40.6	2.5	43.1	239.1	3.8	242.9	68.5	173.5	192.1	478.1	503.6
October	175.7	4.2	179.9	27.6	2.8	30.4	203.3	7.0	210.3	69.0	180.0	238.3	444.2	517.6
November	191.4	2.1	193.4	100.3	2.9	103.2	291.7	4.9	296.6	49.1	195.8	213.6	533.8	559.3
VICTORIA														
1994-95	2,383.4	41.9	2,425.3	388.8	59.9	448.7	2,772.2	101.8	2,874.0	685.1	1,274.7	1,975.2	4,717.5	5,534.3
1995-96	1,845.2	42.2	1,887.4	325.9	66.4	392.3	2,171.1	108.7	2,279.7	590.1	1,721.6	2,452.4	4,448.5	5,322.3
1996-97	2,149.1	22.8	2,171.9	644.3	23.8	668.1	2,793.3	46.6	2,839.9	728.5	1,879.7	2,839.8	5,366.9	6,408.2
1996-97														
July-November	808.0	7.6	815.6	281.5	17.0	298.5	1,089.5	24.6	1,114.1	278.4	701.2	1,009.6	2,056.1	2,402.1
1997-98														
July-November	1,240.5	11.6	1,252.0	287.0	22.4	309.4	1,527.5	34.0	1,561.4	356.8	949.3	1,181.1	2,813.9	3,099.3
1996—														
September	160.3	1.2	161.5	23.5	2.8	26.4	183.8	4.0	187.9	53.3	140.3	182.2	375.8	423.3
October	167.7	1.4	169.1	58.9	2.1	61.0	226.6	3.5	230.2	66.3	153.5	205.5	443.1	502.0
November	155.3	0.5	155.8	41.6	2.3	43.8	196.9	2.8	199.7	52.1	157.7	286.5	402.7	538.3
December	159.2	2.3	161.5	27.7	0.5	28.2	186.9	2.8	189.7	49.4	177.7	221.6	409.5	460.8
1997—														
January	148.4	5.8	154.2	61.3	1.0	62.2	209.6	6.8	216.4	50.1	188.9	226.6	445.1	493.1
February	179.6	0.8	180.4	60.1	0.3	60.4	239.7	1.1	240.8	76.8	173.1	359.4	485.7	677.0
March	209.8	1.2	211.0	40.0	—	40.0	249.8	1.2	251.0	63.1	180.8	225.1	492.1	539.2
April	216.3	3.8	220.0	38.2	3.5	41.8	254.5	7.3	261.8	63.5	202.0	237.0	517.3	562.3
May	224.1	0.9	225.0	74.8	1.4	76.2	298.9	2.2	301.1	62.5	135.6	178.3	493.9	541.9
June	203.7	0.4	204.1	60.8	0.2	61.0	264.5	0.6	265.0	84.6	120.3	382.1	467.1	731.8
July	233.4	0.2	233.5	42.1	2.2	44.3	275.5	2.3	277.8	62.9	161.6	227.9	497.8	568.6
August	245.7	0.5	246.2	70.3	7.2	77.5	316.0	7.7	323.7	65.7	159.5	184.5	539.1	573.9
September	264.7	2.5	267.3	42.9	4.6	47.5	307.6	7.2	314.8	83.6	209.9	242.2	597.3	640.6
October	244.0	5.0	249.1	29.8	4.2	34.0	273.8	9.2	283.0	84.4	204.8	279.2	554.6	646.7
November	252.7	3.3	256.0	101.9	4.2	106.1	354.6	7.5	362.1	60.1	213.5	247.3	624.9	669.5

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

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

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
<i>1996—</i>						
September	1,467	1,478	1,958	2,025	193.9	54.8
October	1,417	1,438	2,123	2,178	198.2	53.3
November	1,323	1,327	1,823	1,858	197.6	49.4
December	1,610	1,625	2,060	2,100	195.2	54.4
<i>1997—</i>						
January	1,654	1,730	2,546	2,593	239.7	58.7
February	1,711	1,726	2,546	2,563	247.4	80.0
March	2,144	2,158	2,591	2,638	302.7	64.1
April	1,884	1,905	2,420	2,460	255.9	63.7
May	1,924	1,935	2,461	2,502	281.5	57.5
June	1,820	1,825	2,609	2,672	273.9	91.8
July	1,850	1,853	2,354	2,397	244.4	61.9
August	2,186	2,191	3,118	3,215	343.5	69.6
September	2,207	2,257	3,050	3,157	302.2	79.6
October	2,032	2,097	2,346	2,497	252.2	69.6
November	2,257	2,277	3,182	3,265	371.9	60.0
TREND ESTIMATES						
<i>1996—</i>						
September	1,415	1,435	2,037	2,108	210.4	52.0
October	1,429	1,448	2,059	2,117	206.8	53.1
November	1,478	1,500	2,115	2,161	207.6	55.3
December	1,567	1,593	2,206	2,244	216.0	57.8
<i>1997—</i>						
January	1,682	1,710	2,325	2,360	232.1	60.9
February	1,789	1,817	2,426	2,461	249.5	64.2
March	1,865	1,889	2,487	2,523	263.4	66.8
April	1,909	1,924	2,522	2,560	272.5	68.6
May	1,929	1,938	2,549	2,594	277.0	69.9
June	1,947	1,956	2,587	2,644	279.2	70.9
July	1,982	1,997	2,659	2,730	283.3	71.7
August	2,037	2,059	2,743	2,830	291.1	72.0
September	2,101	2,131	2,820	2,921	301.2	71.2
October	2,161	2,199	2,886	2,998	312.4	69.6
November	2,208	2,251	2,937	3,056	321.7	67.7

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1994-95	2,220.4	2,259.3	544.0	2,803.3	638.0	1,564.4	2,423.6	4,960.2	5,864.9
1995-96	1,692.9	1,731.6	465.7	2,197.3	541.2	2,072.3	2,951.9	4,745.1	5,690.4
1996-97	1,960.3	1,981.1	781.5	2,762.7	664.5	2,225.9	3,360.9	5,673.2	6,788.1
1996—									
June qtr.	418.6	427.1	124.3	551.4	140.3	491.6	714.2	1,170.7	1,405.8
Sept. qtr.	443.2	448.4	228.2	676.7	146.2	465.8	618.0	1,286.1	1,440.9
Dec. qtr.	441.2	445.0	156.3	601.4	153.6	581.3	848.6	1,339.8	1,603.5
1997—									
Mar. qtr.	490.1	497.2	189.9	687.1	173.1	641.6	958.7	1,512.2	1,819.0
June qtr.	585.8	590.4	207.1	797.5	191.6	537.2	935.6	1,535.1	1,924.7
Sept. qtr.	672.5	675.5	189.4	864.9	185.7	612.4	755.5	1,661.4	1,806.2

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

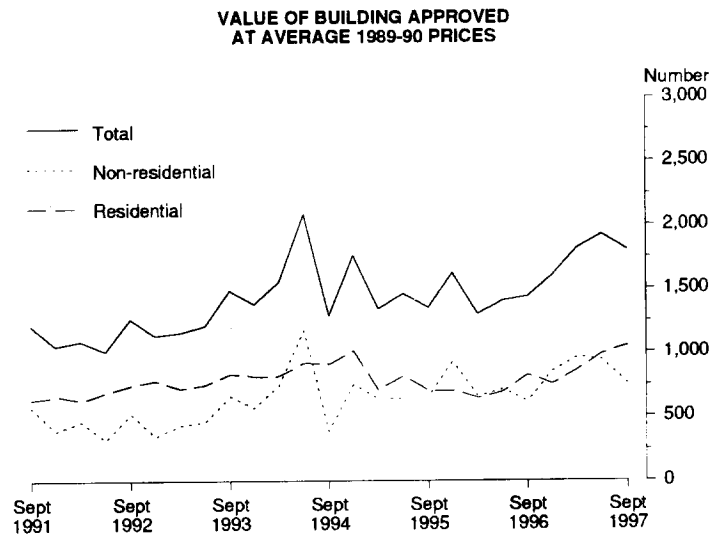


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1995-96	1996-97	July-November		1997		
			1996-97	1997-98	September	October	November
PRIVATE SECTOR							
New houses	1,845.2	2,149.1	808.0	1,240.5	264.7	244.0	252.7
New other residential buildings	325.9	644.3	281.5	287.0	42.9	29.8	101.9
<i>Total new residential building</i>	<i>2,171.1</i>	<i>2,793.3</i>	<i>1,089.5</i>	<i>1,527.5</i>	<i>307.6</i>	<i>273.8</i>	<i>354.6</i>
Alterations and additions to residential buildings	555.8	693.9	265.3	337.1	79.9	76.0	56.8
Hotels, etc.	135.2	156.0	57.7	146.3	4.9	11.4	99.6
Shops	365.0	372.9	138.1	217.5	67.6	82.0	20.6
Factories	227.6	352.5	118.1	104.2	20.3	26.8	24.4
Offices	301.0	277.7	117.8	134.0	27.9	18.0	15.4
Other business premises	265.1	336.3	131.4	163.8	31.2	35.9	26.1
Educational	80.6	72.7	32.2	44.9	13.0	10.4	6.1
Religious	7.5	15.4	4.7	10.1	1.9	1.9	3.4
Health	68.6	127.6	37.1	47.0	13.6	1.4	3.2
Entertainment and recreational	136.2	47.1	27.6	55.2	17.9	12.1	12.1
Miscellaneous	134.7	121.5	36.3	26.3	11.6	5.0	2.7
<i>Total non-residential building</i>	<i>1,721.6</i>	<i>1,879.7</i>	<i>701.2</i>	<i>949.3</i>	<i>209.9</i>	<i>204.8</i>	<i>213.5</i>
Total	4,448.5	5,366.9	2,056.1	2,813.9	597.3	554.6	624.9
PUBLIC SECTOR							
New houses	42.2	22.8	7.6	11.6	2.5	5.0	3.3
New other residential buildings	66.4	23.8	17.0	22.4	4.6	4.2	4.2
<i>Total new residential building</i>	<i>108.7</i>	<i>46.6</i>	<i>24.6</i>	<i>34.0</i>	<i>7.2</i>	<i>9.2</i>	<i>7.5</i>
Alterations and additions to residential buildings	34.3	34.6	13.1	19.7	3.7	8.4	3.3
Hotels, etc.	1.2	1.7	0.5	—	—	—	—
Shops	25.5	18.3	2.8	1.9	0.1	—	0.1
Factories	3.0	21.3	20.1	2.5	—	0.4	0.1
Offices	118.0	126.9	68.7	26.2	3.2	8.7	2.5
Other business premises	75.7	64.7	3.5	17.5	4.6	4.2	0.2
Educational	284.3	338.6	60.7	61.3	6.0	24.4	10.8
Religious	—	—	—	—	—	—	—
Health	68.0	130.2	99.3	95.9	13.9	32.5	14.2
Entertainment and recreational	115.3	43.2	18.8	15.6	3.2	3.5	4.9
Miscellaneous	39.9	215.1	34.0	11.1	1.3	0.6	0.9
<i>Total non-residential building</i>	<i>730.8</i>	<i>960.1</i>	<i>308.4</i>	<i>231.9</i>	<i>32.4</i>	<i>74.4</i>	<i>33.7</i>
Total	873.8	1,041.3	346.1	285.5	43.3	92.1	44.6
TOTAL							
New houses	1,887.4	2,171.9	815.6	1,252.0	267.3	249.1	256.0
New other residential buildings	392.3	668.1	298.5	309.4	47.5	34.0	106.1
<i>Total new residential building</i>	<i>2,279.7</i>	<i>2,839.9</i>	<i>1,114.1</i>	<i>1,561.4</i>	<i>314.8</i>	<i>283.0</i>	<i>362.1</i>
Alterations and additions to residential buildings	590.1	728.5	278.4	356.8	83.6	84.4	60.1
Hotels, etc.	136.4	157.7	58.3	146.3	4.9	11.4	99.6
Shops	390.4	391.1	140.9	219.4	67.7	82.0	20.7
Factories	230.6	373.8	138.2	106.7	20.3	27.3	24.5
Offices	419.0	404.7	186.5	160.2	31.1	26.6	17.9
Other business premises	340.8	401.1	134.9	181.3	35.8	40.1	26.3
Educational	364.9	411.3	92.9	106.1	18.9	34.8	16.9
Religious	7.5	15.4	4.7	10.1	1.9	1.9	3.4
Health	136.6	257.8	136.4	142.9	27.5	33.9	17.5
Entertainment and recreational	251.5	90.2	46.4	70.7	21.1	15.6	17.0
Miscellaneous	174.6	336.6	70.4	37.4	12.9	5.6	3.6
<i>Total non-residential building</i>	<i>2,452.4</i>	<i>2,839.8</i>	<i>1,009.6</i>	<i>1,181.1</i>	<i>242.2</i>	<i>279.2</i>	<i>247.3</i>
Total	5,322.3	6,408.2	2,402.1	3,099.3	640.6	646.7	669.5

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1997 September	7	0.8	4	1.1	3	2.0	1	1.0	—	—	15	4.9
October	2	0.3	3	0.8	3	2.1	2	2.2	1	6.0	11	11.4
November	4	0.3	3	1.0	2	1.5	3	6.7	2	90.0	14	99.6
SHOPS												
1997 September	82	7.5	21	6.0	3	2.2	5	12.6	3	39.5	114	67.7
October	65	6.0	20	5.3	11	8.2	4	9.2	4	53.4	104	82.0
November	53	5.1	13	3.7	5	3.1	5	8.8	—	—	76	20.7
FACTORIES												
1997 September	23	2.8	20	5.9	6	4.2	6	7.4	—	—	55	20.3
October	34	3.8	20	6.1	7	4.5	5	12.7	—	—	66	27.3
November	30	3.1	14	4.6	7	4.7	7	12.1	—	—	58	24.5
OFFICES												
1997 September	47	4.8	25	6.3	4	3.0	6	6.9	1	10.2	83	31.1
October	74	8.0	25	7.0	4	2.7	4	9.0	—	—	107	26.6
November	52	4.9	18	5.7	4	2.4	3	5.0	—	—	77	17.9
OTHER BUSINESS PREMISES												
1997 September	32	2.9	30	8.7	10	7.5	6	16.6	—	—	78	35.8
October	43	4.4	21	6.4	9	5.6	5	13.8	1	10.0	79	40.1
November	44	4.4	10	2.9	3	2.0	4	7.0	1	10.0	62	26.3
EDUCATIONAL												
1997 September	12	1.0	9	2.6	10	7.1	6	8.2	—	—	37	18.9
October	17	2.1	10	3.0	9	6.2	8	14.0	1	9.5	45	34.8
November	13	1.0	11	3.8	2	1.4	6	10.7	—	—	32	16.9
RELIGIOUS												
1997 September	6	0.5	4	1.4	—	—	—	—	—	—	10	1.9
October	4	0.5	2	0.5	1	0.9	—	—	—	—	7	1.9
November	2	0.3	3	1.1	1	0.5	1	1.5	—	—	7	3.4
HEALTH												
1997 September	3	0.3	6	2.1	1	0.6	2	5.6	2	18.8	14	27.5
October	7	1.0	1	0.3	2	1.5	—	—	2	31.2	12	33.9
November	12	1.1	4	1.0	3	1.7	1	1.3	1	12.4	21	17.5
ENTERTAINMENT AND RECREATIONAL												
1997 September	9	1.0	4	1.2	2	1.4	2	2.5	1	15.0	18	21.1
October	10	1.1	5	1.5	3	2.2	2	5.0	1	5.8	21	15.6
November	14	1.7	9	2.5	1	0.5	3	5.3	1	7.0	28	17.0
MISCELLANEOUS												
1997 September	20	1.8	8	2.5	2	1.3	3	7.3	—	—	33	12.9
October	15	1.3	5	1.1	2	1.2	1	2.1	—	—	23	5.6
November	6	0.5	4	1.3	1	0.8	1	1.1	—	—	12	3.6
TOTAL NON-RESIDENTIAL BUILDING												
1997 September	241	23.4	131	37.9	41	29.4	37	68.0	7	83.5	457	242.2
October	271	28.3	112	32.1	51	35.0	31	68.0	10	115.8	475	279.2
November	230	22.5	89	27.5	29	18.5	34	59.3	5	119.4	387	247.3

**TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS, NOVEMBER 1997**

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
MELBOURNE STATISTICAL DIVISION (b)						
Houses —						
Brick, stone or concrete	10	1,595	—	—	10	1,595
Brick-veneer	1,405	160,964	5	420	1,410	161,384
Timber	151	14,172	—	—	151	14,172
Fibre cement	1	325	—	—	1	325
Steel, aluminium or other materials	35	4,305	—	—	35	4,305
Not stated	90	9,929	19	1,644	109	11,573
Total houses	1,693	191,351	24	2,064	1,717	193,416
<i>Other residential buildings</i>	<i>757</i>	<i>100,303</i>	<i>47</i>	<i>2,866</i>	<i>804</i>	<i>103,169</i>
Total residential buildings	2,450	291,654	71	4,930	2,521	296,585
REST OF VICTORIA (b)						
Houses —						
Brick, stone or concrete	4	873	—	—	4	873
Brick-veneer	417	45,023	11	915	428	45,939
Timber	72	5,377	—	—	72	5,377
Fibre cement	20	1,387	—	—	20	1,387
Steel, aluminium or other materials	47	3,755	—	—	47	3,755
Not stated	47	4,894	4	316	51	5,210
Total houses	607	61,309	15	1,232	622	62,541
<i>Other residential buildings</i>	<i>26</i>	<i>1,611</i>	<i>24</i>	<i>1,357</i>	<i>50</i>	<i>2,968</i>
Total residential buildings	633	62,921	39	2,589	672	65,509
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	14	2,468	—	—	14	2,468
Brick-veneer	1,822	205,987	16	1,335	1,838	207,322
Timber	223	19,549	—	—	223	19,549
Fibre cement	21	1,712	—	—	21	1,712
Steel, aluminium or other materials	82	8,060	—	—	82	8,060
Not stated	137	14,823	23	1,961	160	16,784
Total houses	2,300	252,661	39	3,296	2,339	255,957
<i>Other residential buildings</i>	<i>783</i>	<i>101,914</i>	<i>71</i>	<i>4,223</i>	<i>854</i>	<i>106,137</i>
Total residential buildings	3,083	354,575	110	7,519	3,193	362,094

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

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 1997

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	17	—	1,951	2	—	264	953	348	348	3,516
North	13	—	1,407	—	—	—	406	55	415	2,228
Total	30	—	3,359	2	—	264	1,359	403	763	5,744
Bayside (C)										
Brighton	14	—	2,248	8	—	1,632	1,104	350	1,750	6,735
South	26	—	3,658	10	—	1,636	1,612	590	590	7,496
Total	40	—	5,906	18	—	3,268	2,717	940	2,340	14,231
Boroondara (C)										
Camberwell North	11	—	1,962	12	—	1,450	935	—	—	4,347
Camberwell South	11	—	1,801	6	—	730	1,802	—	—	4,333
Hawthorn	7	—	1,060	16	—	2,320	887	943	943	5,210
Kew	9	—	1,852	6	—	500	1,005	345	345	3,703
Total	38	—	6,675	40	—	5,000	4,629	1,288	1,288	17,593
Brimbank (C)										
Keilor	103	5	11,734	4	—	220	216	2,799	2,799	14,968
Sunshine	38	—	3,124	3	—	160	391	2,602	2,602	6,276
Total	141	5	14,858	7	—	380	606	5,400	5,400	21,244
Cardinia (S)										
North	6	—	942	—	—	—	312	100	100	1,355
Pakenham	16	—	1,934	—	—	—	254	520	520	2,708
South	1	—	77	—	—	—	—	—	—	77
Total	23	—	2,953	—	—	—	566	620	620	4,139
Casey (C)										
Berwick	148	—	15,707	—	—	—	501	292	292	16,500
Cranbourne	59	—	4,975	—	—	—	185	405	405	5,565
Hallam	15	—	1,845	—	—	—	198	170	170	2,214
South	5	—	637	—	—	—	20	—	—	657
Total	227	—	23,165	—	—	—	905	867	867	24,937
Darebin (C)										
Northcote	3	—	360	6	—	590	991	168	168	2,109
Preston	11	—	1,130	25	—	1,875	1,184	1,780	7,471	11,660
Total	14	—	1,490	31	—	2,465	2,175	1,948	7,638	13,769
Frankston (C)										
East	44	—	3,410	—	—	—	153	510	510	4,074
West	15	—	1,782	10	—	250	437	1,590	1,590	4,058
Total	59	—	5,192	10	—	250	590	2,100	2,100	8,132
Glen Eira (C)										
Caulfield	12	—	2,195	30	—	2,534	1,230	—	—	5,960
South	11	—	982	10	—	760	887	185	185	2,814
Total	23	—	3,177	40	—	3,294	2,116	185	185	8,773
Greater Dandenong (C)										
Dandenong	10	—	1,288	—	—	—	381	5,876	5,876	7,545
Balance	20	—	1,685	—	13	703	124	2,555	2,808	5,321
Total	30	—	2,973	—	13	703	505	8,431	8,684	12,865
Hobsons Bay (C)										
Altona	48	—	4,537	—	—	—	542	—	—	5,078
Williamstown	21	—	2,743	4	—	370	984	70	70	4,167
Total	69	—	7,280	4	—	370	1,526	70	70	9,246
Hume (C)										
Broadmeadows	23	—	1,921	—	—	—	606	1,426	1,426	3,953
Craigieburn	49	—	5,094	—	—	—	140	1,030	1,430	6,665
Sunbury	38	—	4,376	—	—	—	412	—	51	4,839
Total	110	—	11,391	—	—	—	1,158	2,456	2,907	15,457
Kingston (C)										
North	24	—	2,633	2	—	100	1,497	1,317	1,367	5,596
South	38	—	3,932	—	—	—	183	1,640	1,640	5,756
Total	62	—	6,565	2	—	100	1,680	2,957	3,007	11,352

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 1997—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION — continued										
Knox (C)										
North	42	—	4,239	8	—	630	666	690	690	6,225
South	39	—	5,549	—	—	—	220	—	—	5,769
Total	81	—	9,788	8	—	630	886	690	690	11,994
Manningham (C)										
East	10	—	1,481	—	—	—	62	—	—	1,543
West	41	—	7,228	6	—	510	610	800	890	9,238
Total	51	—	8,709	6	—	510	672	800	890	10,780
Maribymong (C)	16	6	1,801	6	19	1,496	707	1,830	3,130	7,134
Maroondah (C)										
Croydon	44	—	4,614	—	—	—	528	380	380	5,522
Ringwood	12	1	1,573	19	—	1,480	432	530	2,930	6,415
Total	56	1	6,187	19	—	1,480	960	910	3,310	11,937
Melbourne (C)										
Inner	—	—	—	—	—	—	2,704	8,006	9,276	11,980
Remainder	6	—	635	56	—	16,920	1,853	92,856	95,512	114,920
Total	6	—	635	56	—	16,920	4,557	100,862	104,788	126,901
Melton (S)										
East	35	—	4,160	—	—	—	57	—	—	4,216
Balance	14	—	1,516	—	—	—	145	1,280	1,280	2,942
Total	49	—	5,676	—	—	—	202	1,280	1,280	7,158
Monash (C)										
South-West	18	1	2,103	21	—	1,643	314	250	890	4,950
Waverley East	9	—	1,452	—	—	—	272	50	50	1,774
Waverley West	16	—	2,161	12	—	720	524	2,315	2,415	5,820
Total	43	1	5,715	33	—	2,363	1,110	2,615	3,355	12,544
Moonee Valley (C)										
Essendon	24	—	2,599	12	—	985	1,506	5,617	6,317	11,407
West	12	1	1,958	2	—	170	244	350	350	2,722
Total	36	1	4,557	14	—	1,155	1,750	5,967	6,667	14,129
Moreland (C)										
Brunswick	1	5	507	2	—	150	530	—	—	1,187
Coburg	3	—	486	5	—	420	637	330	380	1,923
North	8	—	780	2	—	220	432	150	230	1,662
Total	12	5	1,773	9	—	790	1,599	480	610	4,772
Mornington Peninsula (S)										
East	17	—	2,287	—	—	—	330	156	156	2,774
South	49	—	4,234	13	—	900	835	188	188	6,157
West	51	—	5,470	—	—	—	640	90	90	6,200
Total	117	—	11,992	13	—	900	1,805	434	434	15,131
Nillumbik (S)										
South	18	—	2,733	—	—	—	283	—	—	3,015
South-West	6	—	817	—	—	—	237	—	—	1,054
Balance	6	—	786	—	—	—	16	—	—	802
Total	30	—	4,336	—	—	—	535	—	—	4,871
Port Phillip (C)										
St Kilda	1	—	155	210	12	32,389	1,676	1,276	1,276	35,496
West	—	—	—	83	—	10,654	878	8,256	8,256	19,788
Total	1	—	155	293	12	43,043	2,554	9,532	9,532	55,284
Stonnington (C)										
Prahan	2	—	450	79	—	10,558	1,393	7,724	7,724	20,125
Malvern	10	—	1,547	15	—	2,926	1,522	10,920	10,920	16,916
Total	12	—	1,997	94	—	13,484	2,915	18,644	18,644	37,041
Whitehorse (C)										
Box Hill	13	—	1,737	13	—	1,190	583	820	944	4,454
Nunawading East	17	—	1,675	—	—	—	352	2,802	2,802	4,830
Nunawading West	41	3	5,349	—	—	—	492	1,000	1,150	6,990
Total	71	3	8,760	13	—	1,190	1,427	4,622	4,896	16,273

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 1997—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION — continued										
Whittlesea (C)										
North	17	—	1,778	—	—	—	16	60	60	1,854
South	72	—	7,599	2	—	100	152	6,984	7,084	14,934
Total	89	—	9,378	2	—	100	168	7,044	7,144	16,789
Wyndham (C)										
North-East	4	—	539	—	—	—	—	—	—	539
Werribee	62	—	6,617	—	—	—	685	864	864	8,165
Balance	11	—	1,218	—	—	—	68	5,000	5,000	6,286
Total	77	—	8,374	—	—	—	753	5,864	5,864	14,990
Yarra (C)										
North	4	—	484	31	3	2,453	2,970	1,791	1,791	7,698
Richmond	1	—	178	6	—	560	1,612	826	826	3,176
Total	5	—	662	37	3	3,013	4,581	2,617	2,617	10,874
Yarra Ranges (S) — Pt A (d)										
Central	4	—	299	—	—	—	79	—	—	378
North	4	—	365	—	—	—	79	—	—	444
South-West	67	2	7,272	—	—	—	1,216	3,907	3,907	12,395
Total	75	2	7,936	—	—	—	1,373	3,907	3,907	13,217
Melbourne (SD)	1,693	24	193,416	757	47	103,169	49,085	195,763	213,628	559,297
BARWON STATISTICAL DIVISION										
Colac-Otway (S)										
Colac	2	—	187	—	—	—	113	75	75	375
North	2	—	191	—	—	—	59	130	130	380
South	4	—	224	—	—	—	118	—	—	342
Total	8	—	602	—	—	—	290	205	205	1,097
Golden Plains (S)										
North-West	5	—	452	—	—	—	15	—	—	467
South-East	3	—	306	—	—	—	155	—	—	461
Total	8	—	758	—	—	—	170	—	—	928
Greater Geelong (C)										
Part A										
Bellarine — Inner	11	—	1,225	—	—	—	313	—	—	1,538
Corio — Inner	25	—	3,136	—	8	445	108	375	375	4,064
Geelong	1	—	68	—	—	—	77	260	12,638	12,783
Geelong West	2	—	193	—	—	—	260	—	—	453
Newtown	—	—	—	—	—	—	331	—	—	331
South Barwon — Inner	25	—	3,261	2	—	100	288	70	70	3,718
Part B	32	—	3,209	—	—	—	298	—	—	3,506
Part C	1	—	92	—	—	—	—	—	—	92
Total	96	—	11,091	2	8	545	1,674	705	13,083	26,394
Queenscliffe (B)	3	—	270	—	—	—	410	—	—	680
Surf Coast (S)										
East	13	—	1,468	—	—	—	102	—	—	1,570
West	14	—	1,745	3	—	190	386	59	59	2,380
Total	27	—	3,212	3	—	190	489	59	59	3,950
Barwon (SD)	143	—	16,026	5	8	735	3,033	969	13,347	33,141

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 1997—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S)							131	—	—	131
North	—	—	—	—	—	—	158	385	385	917
South	3	—	374	—	—	—	289	385	385	1,048
Total	3	—	374	—	—	—				
Glenelg (S)							116	65	65	288
Heywood	1	—	107	—	—	—	—	—	—	—
North	—	—	—	—	—	—	36	—	—	144
Portland	1	—	108	—	—	—	152	65	65	432
Total	2	—	214	—	—	—				
Moyne (S)							—	—	—	—
North-East	—	—	—	—	—	—	44	—	—	44
North-West	—	—	—	—	—	—	85	138	138	526
South	3	—	303	—	—	—	129	138	138	570
Total	3	—	303	—	—	—				
Southern Grampians (S)							23	80	80	103
Hamilton	—	—	—	—	—	—	15	—	—	102
Wannon	1	—	87	—	—	—	121	220	220	504
Balance	1	—	162	—	—	—	159	300	300	708
Total	2	—	249	—	—	—	256	255	255	1,885
Warrnambool (C)	18	—	1,375	—	—	—	—	—	—	—
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
Western District (SD)	28	—	2,515	—	—	—	986	1,143	1,143	4,644
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	3	—	240	—	—	—	153	—	89	482
Ballarat (C)							369	1,776	3,096	6,850
Central	23	—	2,685	12	—	700	145	3,870	3,870	5,959
Inner North	15	—	1,944	—	—	—	30	—	—	142
North	1	—	112	—	—	—	157	85	85	1,475
South	12	—	1,233	—	—	—	701	5,731	7,051	14,426
Total	51	—	5,974	12	—	700				
Hepburn (S)							227	470	470	1,360
East	10	—	663	—	—	—	—	—	—	256
West	3	—	256	—	—	—	227	470	470	1,616
Total	13	—	920	—	—	—				
Moorabool (S)							139	94	94	1,444
Bacchus Marsh	10	—	1,212	—	—	—	—	—	—	358
Ballan	3	—	358	—	—	—	42	—	—	273
West	3	—	231	—	—	—	181	94	94	2,076
Total	16	—	1,801	—	—	—				
Pyrenees (S)							—	—	—	39
North	1	—	39	—	—	—	48	—	—	48
South	—	—	—	—	—	—	48	—	—	87
Total	1	—	39	—	—	—				
Central Highlands (SD)	84	—	8,974	12	—	700	1,309	6,295	7,704	18,687

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 1997—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WIMMERA STATISTICAL DIVISION										
Hindmarsh (S)	—	—	—	—	—	—	67	—	—	67
Horsham (RC)										
Central	2	—	206	—	—	—	20	67	67	294
Balance	2	—	231	—	—	—	45	—	—	276
Total	4	—	437	—	—	—	65	67	67	569
Northern Grampians (S)										
St Arnaud	—	—	—	—	—	—	—	—	—	—
Stawell	2	—	221	—	—	—	81	180	180	482
Total	2	—	221	—	—	—	81	180	180	482
West Wimmera (S)	—	—	—	—	—	—	25	50	50	75
Yarriambiack (S)										
North	—	—	—	—	—	—	—	—	—	—
South	1	—	100	—	—	—	—	—	—	100
Total	1	—	100	—	—	—	—	—	—	100
Wimmera (SD)	7	—	758	—	—	—	238	297	297	1,294
MALLEE STATISTICAL DIVISION										
Buloke (S)										
North	—	—	—	—	—	—	—	—	—	—
South	1	—	82	—	—	—	—	—	—	82
Total	1	—	82	—	—	—	—	—	—	82
Gannawarra (S)	4	—	466	—	—	—	85	100	350	901
Mildura (RC)										
Pt A	25	—	2,359	—	—	—	168	399	399	2,927
Pt B	—	—	—	—	—	—	—	150	150	150
Total	25	—	2,359	—	—	—	168	549	549	3,077
Swan Hill (RC)										
Central	2	—	234	—	—	—	24	—	220	478
Robinvale	—	—	—	—	—	—	23	—	—	23
Balance	2	—	250	—	—	—	25	—	—	275
Total	4	—	484	—	—	—	72	—	220	776
Mallee (SD)	34	—	3,391	—	—	—	325	649	1,119	4,836

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 1997—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
LODDON STATISTICAL DIVISION										
Central Goldfields (S)										
Maryborough	1	—	101	—	—	—	53	275	275	429
Balance	4	—	268	—	—	—	100	60	60	428
Total	5	—	369	—	—	—	153	335	335	856
Greater Bendigo (C)										
Part A										
Central	4	—	353	—	—	—	251	590	590	1,194
Eaglehawk	3	—	318	—	—	—	69	—	—	387
Inner East	8	—	800	—	—	—	325	460	460	1,585
Inner North	2	—	229	—	—	—	19	185	185	432
Inner West	10	—	761	—	—	—	40	164	164	965
Strathfieldsaye	7	—	678	—	—	—	60	—	90	828
Part B	6	—	486	—	—	—	141	—	—	627
Total	40	—	3,625	—	—	—	905	1,399	1,489	6,019
Loddon (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	14	—	—	14
Total	—	—	—	—	—	—	14	—	—	14
Macedon Ranges (S)										
Kyneton	1	—	101	—	—	—	195	—	—	296
Romsey	8	—	952	—	—	—	141	988	988	2,081
Balance	11	—	1,266	—	—	—	215	80	80	1,561
Total	20	—	2,320	—	—	—	551	1,068	1,068	3,938
Mount Alexander (S)										
Castlemaine	—	4	316	—	—	—	38	—	—	354
Balance	3	—	244	—	—	—	—	—	96	339
Total	3	4	560	—	—	—	38	—	96	693
Loddon-Campaspe (SD)	68	4	6,873	—	—	—	1,660	2,802	2,987	11,521

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 1997—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GOULBURN STATISTICAL DIVISION										
Campaspe (S)										
Echuca	9	—	888	5	—	420	14	640	640	1,962
Kyabram	1	—	90	—	—	—	43	—	—	133
Rochester	4	—	348	—	—	—	77	—	—	425
South	1	—	100	—	—	—	20	—	—	120
Total	15	—	1,426	5	—	420	154	640	640	2,640
Delatite (S)										
Benalla	3	—	317	2	—	90	50	150	150	607
North	—	—	—	—	—	—	26	—	—	26
South	3	—	188	—	—	—	25	490	490	703
Total	6	—	505	2	—	90	101	640	640	1,336
Greater Shepparton (C)										
Part A	8	—	784	—	—	—	102	830	900	1,787
Part B										
East	10	—	1,290	—	—	—	15	250	250	1,555
West	1	—	150	2	—	111	19	—	—	280
Total	19	—	2,223	2	—	111	136	1,080	1,150	3,621
Mitchell (S)										
North	4	—	456	—	—	—	81	85	85	622
South	7	—	605	—	—	—	73	—	—	678
Total	11	—	1,061	—	—	—	154	85	85	1,300
Moira (S)										
East	4	—	452	—	—	—	—	50	50	502
West	3	—	289	—	—	—	39	162	162	491
Total	7	—	741	—	—	—	39	212	212	992
Murrindindi (S)										
East	1	—	126	—	—	—	—	—	—	126
West	1	—	50	—	—	—	—	55	55	105
Total	2	—	176	—	—	—	—	55	55	231
Strathbogie (S)	1	—	81	—	—	—	—	—	—	81
Goulburn (SD)	61	—	6,214	9	—	621	584	2,712	2,782	10,201
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	10	—	933	—	—	—	287	—	—	1,220
West	3	—	256	—	—	—	42	—	—	298
Total	13	—	1,189	—	—	—	330	—	—	1,519
Indigo (S)										
Part A	7	—	554	—	—	—	169	—	450	1,173
Part B	6	—	524	—	—	—	14	—	—	538
Total	13	—	1,078	—	—	—	183	—	450	1,710
Wangaratta (RC)										
Central	2	—	149	—	16	912	155	—	—	1,216
North	11	—	1,348	—	—	—	—	—	—	1,348
South	1	—	35	—	—	—	103	140	140	278
Total	14	—	1,531	—	16	912	258	140	140	2,841
Towong (S)										
Part A	3	—	407	—	—	—	120	318	318	845
Part B	2	—	148	—	—	—	—	—	—	148
Total	5	—	555	—	—	—	120	318	318	992
Wodonga (RC)	32	—	3,213	—	—	—	308	175	175	3,696
Ovens-Murray (SD)	77	—	7,566	—	16	912	1,198	633	1,083	10,759

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), NOVEMBER 1997—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
EAST GIPPSLAND STATISTICAL DIVISION										
East Gippsland (S)										
Bairnsdale	16	—	1,290	—	—	—	45	287	1,037	2,373
Orbost	2	—	167	—	—	—	—	—	—	167
South-West	1	—	99	—	—	—	—	—	—	99
Balance	2	—	100	—	—	—	—	—	—	100
<i>Total</i>	<i>21</i>	<i>—</i>	<i>1,656</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>45</i>	<i>287</i>	<i>1,037</i>	<i>2,738</i>
Wellington (S)										
Alberton	—	—	—	—	—	—	13	—	—	13
Avon	3	—	154	—	—	—	112	—	—	266
Maffra	7	—	931	—	—	—	—	150	150	1,081
Rosedale	11	—	909	—	—	—	116	—	—	1,025
Sale	3	3	560	—	—	—	23	—	—	583
<i>Total</i>	<i>24</i>	<i>3</i>	<i>2,553</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>264</i>	<i>150</i>	<i>150</i>	<i>2,967</i>
East Gippsland (SD)	45	3	4,208	—	—	—	309	437	1,187	5,705
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)										
Phillip Island	7	—	465	—	—	—	240	488	488	1,193
Balance	19	—	1,677	—	—	—	259	300	300	2,235
<i>Total</i>	<i>26</i>	<i>—</i>	<i>2,142</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>499</i>	<i>788</i>	<i>788</i>	<i>3,428</i>
Baw Baw (S)										
Part A	1	—	71	—	—	—	27	—	—	98
Part B										
East	—	—	—	—	—	—	17	—	—	17
West	8	—	810	—	—	—	272	425	593	1,675
<i>Total</i>	<i>9</i>	<i>—</i>	<i>881</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>317</i>	<i>425</i>	<i>593</i>	<i>1,790</i>
La Trobe (S)										
Moe	2	8	785	—	—	—	45	—	—	831
Morwell	2	—	260	—	—	—	90	545	545	895
Traralgon	8	—	936	—	—	—	261	—	—	1,197
Balance	—	—	—	—	—	—	—	—	—	—
<i>Total</i>	<i>12</i>	<i>8</i>	<i>1,981</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>396</i>	<i>545</i>	<i>545</i>	<i>2,923</i>
South Gippsland (S)										
Central	6	—	450	—	—	—	84	85	85	619
East	2	—	187	—	—	—	92	—	—	279
West	5	—	373	—	—	—	—	—	—	373
<i>Total</i>	<i>13</i>	<i>—</i>	<i>1,010</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>176</i>	<i>85</i>	<i>85</i>	<i>1,271</i>
Yarra Ranges (S) — Pt B (d)	—	—	—	—	—	—	27	—	—	27
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	60	8	6,014	—	—	—	1,414	1,843	2,011	9,439
VICTORIA										
Victoria	2,300	39	255,957	783	71	106,137	60,142	213,543	247,288	669,524

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

TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS (a), NOVEMBER 1997

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)
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION										
Greater Geelong (C) —										
— Bellarine — Inner	11	—	1,225	—	—	—	313	—	—	1,538
— Corio — Inner	25	—	3,136	—	8	445	108	375	375	4,064
— Geelong	1	—	68	—	—	—	77	260	12,638	12,783
— Geelong West	2	—	193	—	—	—	260	—	—	453
— Newtown	—	—	—	—	—	—	331	—	—	331
— South Barwon — Inner	25	—	3,261	2	—	100	288	70	70	3,718
Greater Geelong City Part A (SSD)	64	—	7,883	2	8	545	1,377	705	13,083	22,888
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) —										
— Central	23	—	2,685	12	—	700	369	1,776	3,096	6,850
— Inner North	15	—	1,944	—	—	—	145	3,870	3,870	5,959
— North	1	—	112	—	—	—	30	—	—	142
— South	12	—	1,233	—	—	—	157	85	85	1,475
Ballarat City (SSD)	51	—	5,974	12	—	700	701	5,731	7,051	14,426
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) — Pt A	25	—	2,359	—	—	—	168	399	399	2,927
Mildura Rural City Part A (SSD)	25	—	2,359	—	—	—	168	399	399	2,927
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
— Central	4	—	353	—	—	—	251	590	590	1,194
— Eaglehawk	3	—	318	—	—	—	69	—	—	387
— Inner East	8	—	800	—	—	—	325	460	460	1,585
— Inner North	2	—	229	—	—	—	19	185	185	432
— Inner West	10	—	761	—	—	—	40	164	164	965
— Strathfieldsaye	7	—	678	—	—	—	60	—	90	828
Greater Bendigo City Part A (SSD)	34	—	3,140	—	—	—	764	1,399	1,489	5,392
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	8	—	784	—	—	—	102	830	900	1,787
Shepparton City Part A (SSD)	8	—	784	—	—	—	102	830	900	1,787
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) — Pt A	7	—	554	—	—	—	169	—	450	1,173
Towong (S) — Pt A	3	—	407	—	—	—	120	318	318	845
Wodonga (RC)	32	—	3,213	—	—	—	308	175	175	3,696
Wodonga (SSD)	42	—	4,174	—	—	—	596	493	943	5,714
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
— Moe	2	8	785	—	—	—	45	—	—	831
— Morwell	2	—	260	—	—	—	90	545	545	895
— Traralgon	8	—	936	—	—	—	261	—	—	1,197
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	13	8	2,052	—	—	—	423	545	545	3,020

(a) For details of changes to Statistical Local Areas and Statistical Subdivisions, please refer to paragraphs 28-30 of the Explanatory Notes. (b) Excludes Conversions, etc. (c) Details relating to individual classes of building are available on request.

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

<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>
MELBOURNE STATISTICAL DIVISION											
1994-95	27,930	314,547	180,794	326,322	186,075	231,103	10,880	84,398	208,521	85,198	1,655,767
1995-96	119,585	286,401	150,986	379,055	282,968	308,468	6,152	77,392	222,735	100,765	1,934,508
1996-97	147,318	325,549	265,862	353,644	351,294	322,293	13,059	175,611	64,177	284,155	2,302,962
1996 September	20,725	34,143	33,410	24,646	10,192	4,777	620	3,304	1,724	17,976	151,518
October	1,675	17,569	21,898	55,171	28,514	20,588	1,030	13,812	12,899	1,992	175,149
November	14,006	16,670	16,216	35,327	26,198	11,862	850	85,367	11,989	24,364	242,849
1997 September	2,644	61,397	18,007	29,088	31,232	12,420	850	4,624	19,838	12,018	192,119
October	9,770	76,767	21,978	21,543	36,454	29,710	1,578	22,245	14,112	4,135	238,291
November	97,940	19,005	19,316	17,009	23,008	15,575	846	2,972	15,715	2,240	213,628
BARWON STATISTICAL DIVISION											
1994-95	11,770	10,598	10,028	9,922	6,010	28,427	685	1,334	8,698	797	88,270
1995-96	1,550	20,026	23,299	6,910	12,502	13,382	179	9,806	5,190	2,627	95,471
1996-97	1,806	22,431	14,978	12,791	5,078	7,655	329	12,552	3,706	2,140	83,466
1996 September	100	3,910	848	—	696	1,090	—	4,932	758	85	12,419
October	600	2,028	661	331	370	1,442	—	675	—	80	6,187
November	62	1,325	2,100	233	—	307	—	95	—	—	4,122
1997 September	800	1,345	1,119	610	800	1,753	417	12,900	70	79	19,893
October	—	885	1,130	1,037	50	980	—	—	459	—	4,541
November	—	—	295	—	414	—	—	12,378	260	—	13,347
WESTERN DISTRICT STATISTICAL DIVISION											
1994-95	100	2,313	3,908	2,075	1,558	2,609	1,000	2,350	2,632	105	18,651
1995-96	3,842	3,389	7,189	2,440	913	5,471	159	10,786	984	2,802	37,975
1996-97	140	2,742	22,669	2,578	3,825	512	273	4,648	819	3,001	41,208
1996 September	—	—	700	—	60	58	200	—	—	55	1,073
October	—	650	330	760	120	342	—	—	—	458	2,660
November	—	160	326	129	150	—	—	3,977	235	—	4,977
1997 September	—	295	125	64	1,937	1,694	—	—	—	—	4,115
October	—	1,341	—	75	675	—	90	—	150	280	2,611
November	385	—	80	65	203	220	190	—	—	—	1,143
CENTRAL HIGHLANDS STATISTICAL DIVISION											
1994-95	4,270	4,679	4,417	7,917	2,273	8,054	410	897	1,065	2,658	36,640
1995-96	2,013	11,551	2,796	5,284	4,524	3,441	—	8,433	3,802	2,885	44,730
1996-97	985	6,286	2,795	3,657	2,792	10,997	—	3,027	6,475	1,299	38,312
1996 September	—	—	1,100	—	440	480	—	100	315	490	2,925
October	85	331	—	97	993	—	—	120	553	—	2,179
November	—	59	—	—	228	—	—	57	2,300	182	2,826
1997 September	—	—	—	660	—	55	50	3,110	—	—	3,875
October	1,341	155	75	1,166	260	1,538	160	130	300	294	5,419
November	93	—	3,490	98	470	50	2,000	1,320	—	183	7,704

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION (a)—continued
(\$'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>
WIMMERA STATISTICAL DIVISION											
1994-95	65	490	1,004	216	610	3,437	283	17,786	305	860	25,057
1995-96	172	442	1,275	2,831	648	2,899	—	1,220	2,220	1,605	13,312
1996-97	227	1,151	2,044	1,812	970	185	—	1,810	1,209	1,246	10,654
1996 September	150	—	—	—	55	—	—	—	—	—	205
October	—	—	100	228	—	—	—	—	—	—	328
November	—	350	300	—	210	—	—	1,600	179	—	2,639
1997 September	200	—	—	—	—	—	—	—	—	—	200
October	—	261	80	270	—	163	—	—	—	—	774
November	—	—	50	67	100	—	—	—	80	—	297
MALLEE STATISTICAL DIVISION											
1994-95	845	1,365	735	1,245	1,123	6,215	—	774	80	86	12,468
1995-96	420	6,511	3,685	3,312	2,544	5,527	112	1,838	1,368	1,318	26,635
1996-97	217	4,029	2,314	1,147	4,689	6,639	171	1,172	—	1,596	21,973
1996 September	—	—	394	—	1,916	344	—	—	—	638	3,292
October	—	—	653	205	210	55	—	255	—	320	1,698
November	—	250	—	—	120	310	—	—	—	—	680
1997 September	—	—	—	265	400	—	—	—	—	405	1,070
October	—	200	85	754	879	314	—	—	—	—	2,232
November	—	—	100	—	392	157	—	470	—	—	1,119
LODDON STATISTICAL DIVISION											
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996-97	70	1,835	2,226	2,174	3,894	8,490	358	5,575	1,968	13,295	39,886
1996 September	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	—	338	431	370	365	250	358	514	317	—	2,943
1997 September	—	104	500	100	325	1,493	499	5,901	—	372	9,294
October	—	260	—	97	140	984	—	—	—	—	1,481
November	788	480	450	90	295	—	390	—	339	155	2,987
GOULBURN STATISTICAL DIVISION											
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996-97	3,265	5,629	16,652	5,196	11,991	21,381	369	2,117	2,757	14,985	84,344
1996 September	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	180	—	9,800	323	644	135	—	—	—	1,818	12,900
1997 September	—	185	115	—	345	695	120	80	—	—	1,540
October	185	465	474	437	1,220	—	80	—	—	850	3,711
November	350	652	150	155	1,165	60	—	—	250	—	2,782

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION (a)—continued
(\$'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>
OVENS MURRAY STATISTICAL DIVISION											
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996-97	2,292	3,463	3,672	9,395	2,136	1,999	60	3,460	973	2,796	30,247
1996 September	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	180	459	327	190	—	—	—	—	50	—	1,206
1997 September	500	210	—	90	152	—	—	—	—	—	952
October	75	134	—	—	—	520	—	11,540	—	—	12,269
November	—	140	—	—	175	450	—	318	—	—	1,083
EAST GIPPSLAND STATISTICAL DIVISION											
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996-97	105	4,199	725	867	2,953	6,699	—	2,577	558	1,697	20,379
1996 September	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	—	—	—	50	60	200	—	—	—	408	718
1997 September	—	200	180	—	—	820	—	—	520	55	1,775
October	—	—	98	311	145	—	—	—	160	—	714
November	—	—	—	287	—	—	—	—	150	750	1,187
GIPPSLAND STATISTICAL DIVISION											
1994-95	1,412	9,754	6,871	5,081	4,511	3,630	152	284	2,495	3,146	37,337
1995-96	1,050	7,931	22,345	1,883	4,728	7,258	90	530	4,389	1,900	52,104
1996-97	406	6,710	21,609	9,020	3,986	17,009	165	2,997	2,627	6,487	71,017
1996 September	100	535	—	820	216	350	—	—	—	509	2,530
October	—	180	—	3,150	150	1,393	—	—	290	—	5,163
November	116	770	50	3,063	1,076	1,172	—	2,060	1,055	1,300	10,662
1997 September	150	3,610	270	250	655	—	—	635	670	—	6,240
October	—	1,539	3,355	930	290	617	—	—	386	80	7,196
November	—	405	590	130	65	363	—	—	168	290	2,010
TOTAL VICTORIA											
1994-95	48,126	358,756	219,224	361,187	218,315	303,732	15,351	121,046	230,444	99,015	1,975,197
1995-96	136,388	390,446	230,616	419,038	340,836	364,917	7,476	136,564	251,475	174,633	2,452,389
1996-97	157,717	391,128	373,817	404,650	401,094	411,291	15,388	257,829	90,245	336,600	2,839,760
1996 September	21,957	39,222	39,579	25,521	15,615	7,219	880	8,336	3,154	20,722	182,206
October	4,665	22,586	23,976	60,822	32,697	25,179	1,322	15,259	14,297	4,744	205,549
November	14,544	20,381	29,549	39,685	29,051	14,236	1,208	93,671	16,125	28,072	286,522
1997 September	4,882	67,695	20,316	31,127	35,846	18,931	1,936	27,469	21,098	12,929	242,231
October	11,371	82,007	27,276	26,621	40,113	34,826	1,908	33,915	15,566	5,639	279,241
November	99,556	20,682	24,521	17,902	26,287	16,875	3,426	17,458	16,962	3,618	247,288

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

**TABLE 11. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION (b)
NOVEMBER 1997**

Statistical Division	New other residential building								Total Total	Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Melbourne	1,717	175	203	378	20	55	351	426	804	2,521
Barwon	143	10	3	13	—	—	—	—	13	156
Western District	28	—	—	—	—	—	—	—	—	28
Central Highlands	84	12	—	12	—	—	—	—	12	96
Wimmera	7	—	—	—	—	—	—	—	—	7
Mallee	34	—	—	—	—	—	—	—	—	34
Loddon	72	—	—	—	—	—	—	—	—	72
Goulburn	61	9	—	9	—	—	—	—	9	70
Ovens-Murray	77	16	—	16	—	—	—	—	16	93
East Gippsland	48	—	—	—	—	—	—	—	—	48
Gippsland	68	—	—	—	—	—	—	—	—	68
Victoria	2,339	222	206	428	20	55	351	426	854	3,193
VALUE (\$'000)										
Melbourne	193,416	12,523	21,206	33,729	1,980	6,613	60,847	69,440	103,169	296,585
Barwon	16,026	545	190	735	—	—	—	—	735	16,761
Western District	2,515	—	—	—	—	—	—	—	—	2,515
Central Highlands	8,974	700	—	700	—	—	—	—	700	9,674
Wimmera	758	—	—	—	—	—	—	—	—	758
Mallee	3,391	—	—	—	—	—	—	—	—	3,391
Loddon	6,873	—	—	—	—	—	—	—	—	6,873
Goulburn	6,214	621	—	621	—	—	—	—	621	6,835
Ovens-Murray	7,566	912	—	912	—	—	—	—	912	8,478
East Gippsland	4,208	—	—	—	—	—	—	—	—	4,208
Gippsland	6,014	—	—	—	—	—	—	—	—	6,014
Victoria	255,957	15,301	21,396	36,697	1,980	6,613	60,847	69,440	106,137	362,094

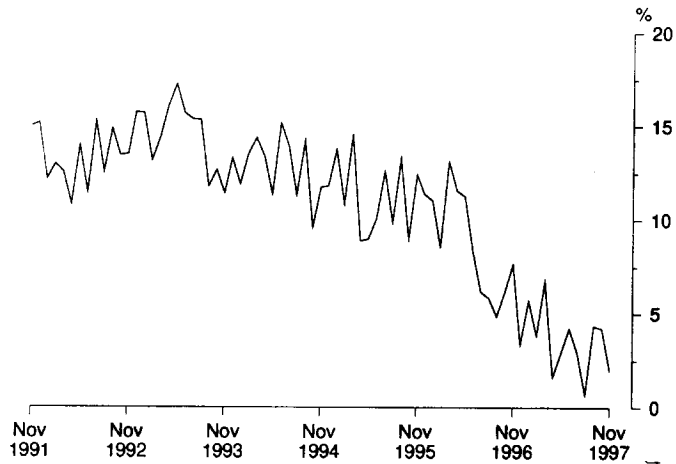
(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

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

Statistical division / subdivision (b)	1995-96	1996-97	July - Nov. 1997-98	Nov. 1997
Melbourne (SD)	1,919	979	295	51
Greater Geelong City Part A (SSD)	70	49	10	2
Barwon (SD)	82	60	16	2
Western District (SD)	26	18	—	—
Ballarat City (SSD) (c)	n.a.	7	13	2
Central Highlands (SD)	39	16	18	4
Wimmera (SD)	7	6	—	—
Mildura Rural City Part A (SSD)	13	11	4	—
Mallee (SD)	19	16	4	—
Greater Bendigo City Part A (SSD)	42	—	—	—
Loddon (SD) (c)	n.a.	n.a.	2	—
Greater Shepparton City Part A (SSD)	7	4	7	—
Goulburn (SD) (c)	n.a.	n.a.	18	2
Wodonga (SSD) (c)	n.a.	n.a.	—	—
Ovens-Murray (SD) (c)	n.a.	n.a.	1	—
East Gippsland (SD) (c)	n.a.	n.a.	—	—
Latrobe Valley (SSD) (c)	n.a.	n.a.	1	—
Gippsland (SD)	57	23	2	—
Victoria	2,292	1,154	356	59

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

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



**DUAL OCCUPANCY DWELLING UNITS APPROVED,
VICTORIA**

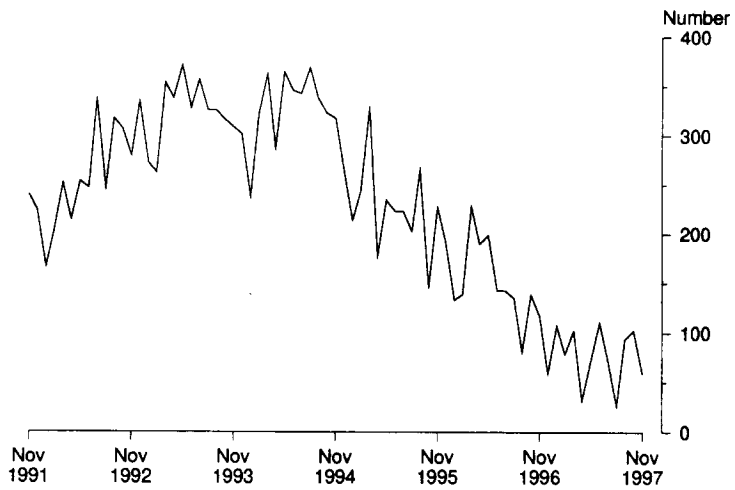


TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area (b) (c)	1995-96	1996-97	July - Nov. 1997-98	Nov. 1997
Banyule (C)				
Heidelberg	n.a.	n.a.	3	1
North	n.a.	n.a.	4	—
Total	n.a.	n.a.	7	1
Bayside (C)				
Brighton	49	27	14	4
South	n.a.	n.a.	15	6
Total	n.a.	n.a.	29	10
Boroondara (C)				
Camberwell North	n.a.	n.a.	7	2
Camberwell South	n.a.	n.a.	3	—
Hawthorn	8	6	2	—
Kew	24	1	4	—
Total	104	29	16	2
Brimbank (C)				
Keilor	n.a.	n.a.	18	3
Sunshine	n.a.	n.a.	11	1
Total	n.a.	n.a.	29	4
Cardinia (S)				
Pakenham	n.a.	n.a.	—	—
South	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Casey (C)				
Berwick	n.a.	n.a.	—	—
South	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Darebin (C)				
Northcote	n.a.	n.a.	4	2
Preston	n.a.	n.a.	2	—
Total	n.a.	n.a.	6	2
Frankston (C)				
East	n.a.	n.a.	—	—
West	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Glen Eira (C)				
Caulfield	87	73	10	—
South	n.a.	n.a.	14	1
Total	n.a.	n.a.	24	1
Greater Dandenong (C)				
Dandenong	9	17	—	—
Balance	n.a.	n.a.	3	2
Total	n.a.	n.a.	3	2
Hobsons Bay (C)				
Altona	n.a.	n.a.	6	—
Williamstown	n.a.	n.a.	4	2
Total	n.a.	n.a.	10	2
Hume (C)				
Broadmeadows	n.a.	n.a.	4	—
Craigieburn	n.a.	n.a.	2	—
Sunbury	n.a.	n.a.	2	—
Total	n.a.	n.a.	8	—
Kingston (C)				
North	n.a.	n.a.	14	3
South	n.a.	n.a.	14	2
Total	n.a.	n.a.	28	5
Knox (C)				
Manningham (C)	n.a.	n.a.	—	—
Maribymong (C)	n.a.	n.a.	8	6
Maroondah (C)				
Croydon	n.a.	n.a.	10	—
Ringwood	n.a.	n.a.	7	2
Total	n.a.	n.a.	17	2
Melbourne (C)				
Inner	—	—	—	—
Remainder	n.a.	2	—	—
Total	n.a.	2	—	—
Melton (S)				
East	n.a.	n.a.	2	—
Balance	n.a.	n.a.	—	—
Total	n.a.	n.a.	2	—
Monash (C)				
South-West	n.a.	n.a.	10	4
Waverley East	n.a.	n.a.	4	—
Waverley West	n.a.	n.a.	8	—
Total	n.a.	n.a.	22	4

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

<i>Statistical local area (b) (c)</i>	<i>1995-96</i>	<i>1996-97</i>	<i>July - Nov. 1997-98</i>	<i>Nov. 1997</i>
Moonee Valley (C)				
Essendon	49	—	—	—
West	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Moreland (C)				
Brunswick	10	5	6	—
Coburg	n.a.	n.a.	5	—
North	n.a.	n.a.	8	2
Total	n.a.	n.a.	19	2
Mornington Peninsula (S)				
East	n.a.	n.a.	1	—
South	14	—	4	—
West	n.a.	n.a.	2	—
Total	n.a.	n.a.	7	—
Nillumbik (S)				
South-West	n.a.	n.a.	—	—
Balance	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Port Phillip (C)				
St Kilda	n.a.	n.a.	4	2
West	n.a.	1	7	—
Total	n.a.	n.a.	11	2
Stonnington (C)				
Prahran	n.a.	n.a.	4	—
Malvern	33	19	12	2
Total	n.a.	n.a.	16	2
Whitehorse (C)				
Box Hill	39	36	6	—
Nunawading East	n.a.	n.a.	9	2
Nunawading West	n.a.	n.a.	9	—
Total	116	78	24	2
Whittlesea (C)	n.a.	n.a.	—	—
Wyndham (C)	n.a.	n.a.	—	—
Yarra (C)				
North	n.a.	n.a.	—	—
Richmond	25	14	5	2
Total	n.a.	n.a.	5	2
Yarra Ranges (S) (d)				
Central	3	5	—	—
North	n.a.	n.a.	—	—
South-West	n.a.	n.a.	4	—
Total	n.a.	n.a.	4	—
Melbourne Statistical Division	1,919	979	295	51
Rest of Victoria	373	175	61	8
Total Victoria	2,292	1,154	356	59

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

EXPLANATORY NOTES

INTRODUCTION

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

SCOPE AND COVERAGE

3. Statistics of building work approved are compiled from:
 - (a) permits issued by local authorities in areas subject to building control by those authorities; and
 - (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.
 - (c) major building activity which takes place in areas not subject to the normal administrative approval processes (*e.g.* buildings on remote mine sites).
 - (d) permits issued by licensed private building surveyors. The last category reflects implementation of the 1993 Building Act by the Victorian Government from 1 July 1994.
4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (*e.g.* construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (Cat. no. 8762.0).
5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.
6. From July 1990, the statistics cover:
 - (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
 - (b) approved alterations and additions to residential buildings valued at \$10,000 or more
 - (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

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

DEFINITIONS

7. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.
8. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals or temporary accommodation, such as motels, hostels and holiday apartments are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential buildings' approved.
9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
 - (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
 - (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (*e.g.* includes townhouses, duplexes, apartment buildings etc.).

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

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

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

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

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

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

BUILDING CLASSIFICATION

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

16. *Functional classification of buildings*: a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings *e.g.* a student accommodation building on a university campus would be classified to Educational.

SEASONAL ADJUSTMENT

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

18. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

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

20. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

21. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are normally shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (02) 6252 6345.

TREND ESTIMATES

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

23. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series – Monitoring 'Trends': an Overview* (Cat. no. 1348.0).

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

ESTIMATES AT CONSTANT PRICES

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

26. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

27. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (Cat. no. 5216.0).

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

28. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (Cat. no. 1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

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

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

- (ii) Casey (C) – Berwick lost part to Casey (C) – South; remainder has been split into two SLAs, Casey (C) – Berwick and Casey (C) – Hallam
 - (iii) Casey (C) – South has been split into two SLAs, Casey (C) – South (which also includes a part from Casey (C) – Berwick) and Casey (C) – Cranbourne
 - (iv) Knox (C) has been split into two SLAs, Knox (C) – North and Knox (C) – South
 - (v) Manningham (C) has been split into two SLAs, Manningham (C) – East and Manningham (C) – West
 - (vi) Moira (S) has been split into two SLAs, Moira (S) – East and Moira (S) – West
 - (vii) Nillumbik (S) Bal has been split into two SLAs, Nillumbik (S) – South (which also includes a part from Nillumbik (S) – South-West) and Nillumbik (S) Bal
 - (viii) Pyrenees (S) has been split into two SLAs, Pyrenees (S) – North and Pyrenees (S) – South
 - (ix) Swan Hill (RC) Bal has been split into two SLAs, Swan Hill (RC) – Robinvale and Swan Hill (RC) Bal
 - (x) Whittlesea (C) has been split into two SLAs, Whittlesea (C) – North and Whittlesea (C) – South
 - (xi) Wyndham (C) has been split into three SLAs, Wyndham (C) – North-West, Wyndham (C) – Werribee and Wyndham (C) Bal
- (e) There have been changes between the following boundaries:
- (i) Ballarat (C) – Central and Ballarat (C) – Inner North
 - (ii) Ballarat (C) – Inner North and Ballarat (C) – South
 - (iii) Banyule (C) – Heidelberg and Banyule (C) – North
 - (iv) Colac–Otway (S) – Colac, and Colac–Otway (S) – North
 - (v) East Gippsland (S) – Orbost and East Gippsland (S) Bal
 - (vi) Geelong and Geelong West
 - (vii) Glenelg (S) – Heywood and Glenelg (S) – North
 - (viii) Glenelg (S) – Heywood and Glenelg (S) – Portland
 - (ix) Loddon (S) – North and Loddon (S) – South
 - (x) Macedon Ranges (S) – Kyneton and Macedon Ranges (S) Bal
 - (xi) Maroondah (C) – Croydon and Maroondah (C) – Ringwood
 - (xii) Moonee Valley (C) – Essendon and Moonee Valley (C) – West
 - (xiii) Moyne (S) Bal abolished: split between Moyne (S) – South (renamed to Moyne (S) – South-West) and new SLA Moyne (S) – North-West
 - (xiv) Moyne (S) – South created from Moyne (S) – South-West and the southern part of Moyne (S) Bal
 - (xv) Nillumbik (S) – South-West, and Nillumbik (S) – South
 - (xvi) Surf Coast (S) – East and Surf Coast (S) – West
 - (xvii) Wangaratta (RC) – North (previously Milawa (S) – North) and Wangaratta (RC) – South (previously Milawa (S) – South)
 - (xviii) Wangaratta (RC) – Central renamed from Milawa (S) – Wangaratta
 - (xix) Wellington (S) – Avon and Wellington (S) – Maffra

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

UNPUBLISHED DATA
AND RELATED
PUBLICATIONS

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

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

Building Approvals, Australia (Cat. no. 8731.0) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary
(Cat. no. 8750.0) – issued quarterly
Building Activity, Victoria (Cat. no. 8752.2) – issued quarterly

33. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice 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).

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

Stuart Jackson
Regional Director
Victoria



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