

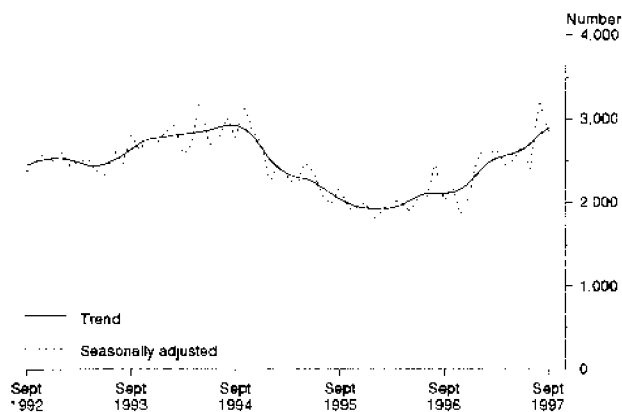
**BUILDING APPROVALS, VICTORIA, SEPTEMBER 1997**

**MAIN FEATURES**

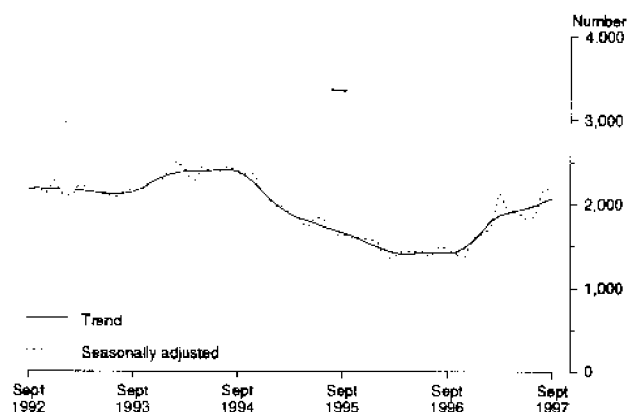
**NUMBER OF DWELLING UNITS APPROVED**

	September 1996	August 1997	September 1997	September 1996 to September 1997 change	August 1997 to September 1997 change
Original series	1,894	3,220	2,864	51.2%	-11.1%
Seasonally adjusted	2,025	3,215	2,859	41.2%	-11.1%
Trend estimate	2,108	2,805	2,889	37.0%	3.0%

**TOTAL DWELLING UNITS APPROVED**



**PRIVATE SECTOR HOUSES APPROVED**



**Residential building**

- The trend for total dwelling units approved increased by 3.0% in August and has risen by 37.0% in the last 12 months.
- In original terms 2,864 dwelling units were approved. Of the total 2,374 were new houses and 483 were new other residential buildings.
- The value of new residential building approvals was \$306.3 million with the Melbourne Statistical Division accounting for \$236.4 million. The value of alterations and additions to residential buildings was \$75.6 million.

**Non-residential building**

- The value of non-residential projects approved in September was \$236.7 million. The largest category was Shops with \$66.5 million followed by Other business premises (\$34.9 million), Offices (\$29.6 million) and Health (\$26.8 million).
- There were 7 building jobs valued at \$5 million and over and 37 valued between \$1 million and \$5 million.

*Note: This issue contains revisions to data for the period January 1997 to August 1997. A summary of the revisions are as follows:*

	Dwelling units		Value
	Houses	Other residential	Non-residential
1996-97	-185	-3	+\$14.8 million
1997-98	-32	—	—

*In March 1997 \$30.1 million was added to non-residential and this offset other revisions.*

**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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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 April to September 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 (October 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 5% in October 1997, the trend estimate for that month would be 2,222, a movement of 4.1%. The monthly movements in the trend estimates for July, August and September 1997 which are currently estimated to be 2.0%, 2.5% and 1.9% respectively, would be revised to 2.4%, 3.5% and 3.6%. On the other hand, a 5% seasonally adjusted decline in the number of private sector houses approved in October 1997 would produce a trend estimate for that month of 2,122, a movement of 2.6%, with the movements in the trend estimates for July, August and September 1997, being revised to 1.7%, 2.3% and 2.2% respectively.

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

	Trend estimate		Revised trend estimate if October 1997 seasonally adjusted estimate			
			is up 5% on September 1997		is down 5% on September 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
April	1,906	2.2	1,905	2.1	1,909	2.3
May	1,924	0.9	1,921	0.9	1,929	1.0
June	1,946	1.2	1,944	1.2	1,948	1.0
July	1,984	2.0	1,991	2.4	1,980	1.7
August	2,033	2.5	2,061	3.5	2,026	2.3
September	2,072	1.9	2,135	3.6	2,069	2.2
October	n.y.a.	n.y.a.	2,222	4.1	2,122	2.6

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

	Trend estimate		Revised trend estimate if October 1997 seasonally adjusted estimate			
			is up 7% on September 1997		is down 7% on September 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
April	2,559	1.2	2,557	1.2	2,566	1.5
May	2,584	1.0	2,581	0.9	2,596	1.2
June	2,633	1.9	2,631	1.9	2,638	1.6
July	2,714	3.1	2,724	3.6	2,705	2.6
August	2,805	3.3	2,833	4.0	2,771	2.4
September	2,889	3.0	2,937	3.7	2,819	1.7
October	n.y.a.	n.y.a.	3,034	3.3	2,857	1.3

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-September	3,180	45	3,225	1,543	192	1,735	96	4,818	238	5,056
1997-98										
July-September	4,914	23	4,937	1,655	144	1,799	84	6,652	168	6,820
1996—										
July	1,033	22	1,055	507	106	613	19	1,558	129	1,687
August	1,135	18	1,153	773	34	807	47	1,955	52	2,007
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	1,716	17	1,733	387	34	421	4	2,107	51	2,158
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-September	4,565	66	4,631	1,662	214	1,876	118	6,344	281	6,625
1997-98										
July-September	6,652	41	6,693	1,745	187	1,932	91	8,487	229	8,716
1996—										
July	1,511	34	1,545	533	109	642	22	2,065	144	2,209
August	1,578	24	1,602	825	42	867	53	2,456	66	2,522
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	2,340	34	2,374	410	73	483	7	2,757	107	2,864

(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
<b>MELBOURNE STATISTICAL DIVISION (a)</b>														
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-September	351.6	3.9	355.5	172.5	11.1	183.6	524.0	15.0	539.0	129.9	323.5	419.8	973.3	1,088.7
1997-98														
July-September	558.8	1.7	560.5	144.7	11.1	155.8	703.5	12.8	716.4	165.8	424.4	506.0	1,288.3	1,388.1
1996—														
July	110.8	1.6	112.4	62.7	6.8	69.5	173.5	8.4	181.9	41.8	87.2	105.1	300.6	328.9
August	126.6	1.5	128.1	88.8	2.1	90.9	215.4	3.6	219.0	46.1	118.4	163.2	378.8	428.2
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	195.6	1.3	196.9	37.4	2.2	39.5	232.9	3.5	236.4	60.5	169.6	187.8	459.9	484.6
<b>VICTORIA</b>														
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-September	485.0	5.7	490.7	181.0	12.6	193.6	666.0	18.3	684.3	160.0	390.0	517.5	1,210.2	1,361.8
1997-98														
July-September	739.3	3.2	742.6	151.6	13.7	165.2	890.9	16.9	907.8	204.2	526.1	649.1	1,613.2	1,761.1
1996—														
July	155.8	2.7	158.5	64.3	7.0	71.3	220.0	9.7	229.8	52.1	109.3	135.3	378.5	417.1
August	168.9	1.8	170.7	93.2	2.8	96.0	262.1	4.6	266.7	54.7	140.5	200.1	455.8	521.4
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	260.3	2.5	262.8	39.2	4.3	43.5	299.5	6.8	306.3	75.6	205.0	236.7	576.3	618.6

(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		
<b>SEASONALLY ADJUSTED</b>						
<i>1996—</i>						
July	1,364	1,401	1,887	2,038	205.4	52.3
August	1,489	1,517	2,376	2,457	268.5	55.3
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	2,170	2,221	2,758	2,859	294.0	71.9
<b>TREND ESTIMATES</b>						
<i>1996—</i>						
July	1,427	1,456	2,013	2,110	213.2	52.3
August	1,423	1,447	2,029	2,114	213.7	51.8
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	1,866	1,890	2,493	2,528	263.5	67.0
April	1,906	1,923	2,520	2,559	271.5	68.7
May	1,924	1,935	2,538	2,584	276.0	69.4
June	1,946	1,956	2,577	2,633	280.0	69.9
July	1,984	1,996	2,647	2,714	285.9	70.6
August	2,033	2,050	2,726	2,805	293.0	71.0
September	2,072	2,094	2,800	2,889	298.3	72.1

(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	543.9	2,803.2	638.0	1,564.3	2,423.5	4,960.2	5,864.7
1995-96	1,692.9	1,731.6	465.6	2,197.2	541.2	2,072.3	2,952.0	4,745.1	5,690.4
1996-97	1,981.4	2,002.2	782.4	2,784.6	657.9	2,208.2	3,344.5	5,669.0	6,786.9
1996—									
Mar. qtr.	364.6	368.4	133.8	502.2	140.9	441.5	660.1	1,075.8	1,303.2
June qtr.	418.6	427.1	124.2	551.3	140.3	491.5	714.0	1,170.7	1,405.6
Sept. qtr.	443.2	448.4	228.3	676.7	146.2	465.4	617.5	1,286.1	1,440.5
Dec. qtr.	441.2	445.0	156.1	601.1	153.6	580.6	847.6	1,338.4	1,602.3
1997—									
Mar. qtr.	501.0	508.2	190.1	698.3	175.6	607.6	925.3	1,490.9	1,799.2
June qtr.	596.0	600.5	207.9	808.4	182.5	554.6	954.0	1,553.7	1,944.9

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

VALUE OF BUILDING APPROVED  
AT AVERAGE 1989-90 PRICES

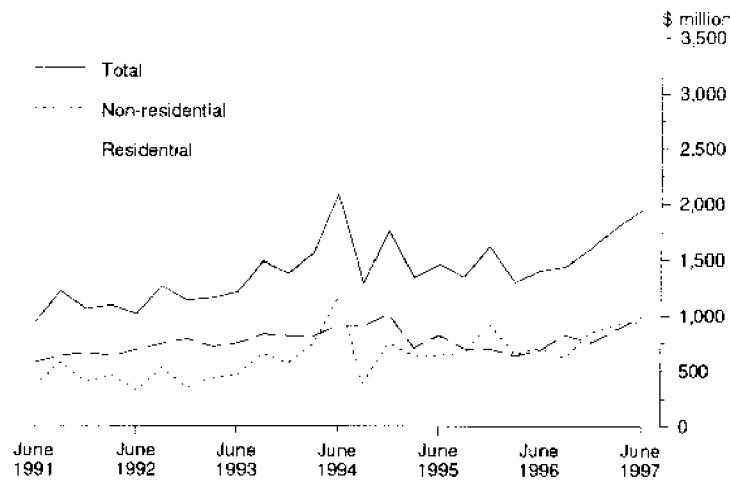


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP  
(\$ million)

Class of building	1995-96	1996-97	July-September		1997		
			1996-97	1997-98	July	August	September
PRIVATE SECTOR							
New houses	1,845.2	2,149.1	485.0	739.3	233.4	245.7	260.3
New other residential buildings	325.9	644.3	181.0	151.6	42.1	70.3	39.2
<i>Total new residential building</i>	<i>2,171.1</i>	<i>2,793.3</i>	<i>666.0</i>	<i>890.9</i>	<i>275.5</i>	<i>316.0</i>	<i>299.5</i>
Alterations and additions to residential buildings	555.8	693.9	154.2	196.2	60.7	63.7	71.8
Hotels, etc.	135.2	156.0	38.5	34.6	1.9	28.6	4.1
Shops	365.0	372.9	95.6	113.7	26.5	20.8	66.4
Factories	227.6	352.5	64.7	52.9	12.8	19.9	20.2
Offices	301.0	277.7	55.6	99.3	45.5	27.3	26.5
Other business premises	265.1	336.3	70.8	100.9	44.9	25.7	30.3
Educational	89.6	72.7	21.0	28.4	8.7	6.8	13.0
Religious	7.5	15.4	2.2	4.8	1.8	1.1	1.9
Health	68.6	127.6	7.6	42.4	8.8	20.1	13.6
Entertainment and recreational	136.2	47.1	11.3	31.0	5.4	7.7	17.8
Miscellaneous	134.7	121.5	22.6	18.3	5.3	1.6	11.3
<i>Total non-residential building</i>	<i>1,721.6</i>	<i>1,879.7</i>	<i>390.0</i>	<i>526.1</i>	<i>161.6</i>	<i>159.5</i>	<i>205.0</i>
<b>Total</b>	<b>4,448.5</b>	<b>5,366.9</b>	<b>1,210.2</b>	<b>1,613.2</b>	<b>497.8</b>	<b>539.1</b>	<b>576.3</b>
PUBLIC SECTOR							
New houses	42.2	22.8	5.7	3.2	0.2	0.5	2.5
New other residential buildings	66.4	23.8	12.6	13.7	2.2	7.2	4.3
<i>Total new residential building</i>	<i>108.7</i>	<i>46.6</i>	<i>18.3</i>	<i>16.9</i>	<i>2.3</i>	<i>7.7</i>	<i>6.8</i>
Alterations and additions to residential buildings	34.3	34.6	5.8	7.9	2.2	2.0	3.7
Hotels, etc.	1.2	1.7	0.5	—	—	—	—
Shops	25.5	18.3	2.3	1.8	1.7	0.1	0.1
Factories	3.0	21.3	20.0	1.9	1.4	0.5	—
Offices	118.0	126.9	30.4	15.0	5.2	6.6	3.2
Other business premises	75.7	64.7	2.4	13.1	4.2	4.2	4.6
Educational	284.3	338.6	32.5	26.0	10.7	9.4	6.0
Religious	—	—	—	—	—	—	—
Health	68.0	130.2	19.8	48.4	32.5	2.7	13.2
Entertainment and recreational	115.3	43.2	4.7	7.2	3.0	1.0	3.2
Miscellaneous	39.9	215.1	15.0	9.5	7.6	0.6	1.3
<i>Total non-residential building</i>	<i>730.8</i>	<i>960.1</i>	<i>127.5</i>	<i>123.0</i>	<i>66.3</i>	<i>25.0</i>	<i>31.7</i>
<b>Total</b>	<b>873.8</b>	<b>1,041.3</b>	<b>151.6</b>	<b>147.8</b>	<b>70.8</b>	<b>34.7</b>	<b>42.3</b>
TOTAL							
New houses	1,887.4	2,171.9	490.7	742.6	233.5	246.2	262.8
New other residential buildings	392.3	668.1	193.6	165.2	44.3	77.5	43.5
<i>Total new residential building</i>	<i>2,279.7</i>	<i>2,839.9</i>	<i>684.3</i>	<i>907.8</i>	<i>277.8</i>	<i>323.7</i>	<i>306.3</i>
Alterations and additions to residential buildings	590.1	728.5	160.0	204.2	62.9	65.7	75.6
Hotels, etc.	136.4	157.7	39.1	34.6	1.9	28.6	4.1
Shops	390.4	391.1	98.0	115.5	28.2	20.8	66.5
Factories	230.6	373.8	84.7	54.8	14.2	20.4	20.2
Offices	419.0	404.7	86.0	114.2	50.7	33.9	29.6
Other business premises	340.8	401.1	73.2	113.9	49.1	29.9	34.9
Educational	364.9	411.3	53.5	54.4	19.3	16.2	18.9
Religious	7.5	15.4	2.2	4.8	1.8	1.1	1.9
Health	136.6	257.8	27.4	90.8	41.3	22.7	26.8
Entertainment and recreational	251.5	90.2	16.0	38.2	8.4	8.7	21.0
Miscellaneous	174.6	336.6	37.6	27.8	13.0	2.2	12.6
<i>Total non-residential building</i>	<i>2,452.4</i>	<i>2,839.8</i>	<i>517.5</i>	<i>649.1</i>	<i>227.9</i>	<i>184.5</i>	<i>236.7</i>
<b>Total</b>	<b>5,322.3</b>	<b>6,408.2</b>	<b>1,361.8</b>	<b>1,761.1</b>	<b>568.6</b>	<b>573.9</b>	<b>618.6</b>

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1997 July	4	0.3	2	0.7	1	0.9	—	—	—	—	7	1.9
August	7	0.9	1	0.3	1	0.5	—	—	1	27.0	10	28.6
September	7	0.8	3	0.9	2	1.4	1	1.0	—	—	13	4.1
<b>SHOPS</b>												
1997 July	78	7.0	13	3.7	7	4.7	7	12.9	—	—	105	28.2
August	51	4.4	8	1.9	8	5.2	3	9.4	—	—	70	20.8
September	82	7.5	20	5.6	2	1.3	5	12.6	3	39.5	112	66.5
<b>FACTORIES</b>												
1997 July	39	4.1	17	4.9	8	5.2	—	—	—	—	64	14.2
August	34	3.7	20	5.3	3	2.1	1	1.4	1	7.9	59	20.4
September	22	2.7	20	5.9	6	4.2	6	7.4	—	—	54	20.2
<b>OFFICES</b>												
1997 July	52	5.3	19	5.5	6	3.8	5	11.5	3	24.5	85	50.7
August	41	4.1	19	5.6	6	3.8	10	20.4	—	—	76	33.9
September	44	4.4	23	5.9	3	2.3	6	6.9	1	10.2	77	29.6
<b>OTHER BUSINESS PREMISES</b>												
1997 July	30	2.9	15	4.2	9	5.4	6	12.5	2	24.2	62	49.1
August	16	1.8	12	3.4	6	4.1	9	20.5	—	—	43	29.9
September	31	2.9	30	8.7	9	6.6	6	16.6	—	—	76	34.9
<b>EDUCATIONAL</b>												
1997 July	12	1.0	10	4.1	7	4.8	2	4.4	1	5.0	32	19.3
August	17	1.9	6	2.3	4	3.0	4	9.0	—	—	31	16.2
September	12	1.0	9	2.6	10	7.1	6	8.2	—	—	37	18.9
<b>RELIGIOUS</b>												
1997 July	1	0.1	2	0.4	2	1.2	—	—	—	—	5	1.8
August	3	0.3	2	0.7	—	—	—	—	—	—	5	1.1
September	6	0.5	4	1.4	—	—	—	—	—	—	10	1.9
<b>HEALTH</b>												
1997 July	7	0.7	2	0.5	3	2.3	5	10.8	1	27.0	18	41.3
August	3	0.4	5	1.8	2	1.3	2	2.4	1	16.9	13	22.7
September	3	0.3	4	1.5	1	0.6	2	5.6	2	18.8	12	26.8
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1997 July	5	0.4	4	1.0	2	1.4	3	5.7	—	—	14	8.4
August	11	1.2	6	1.5	—	—	—	—	1	6.0	18	8.7
September	8	1.0	4	1.2	2	1.4	2	2.5	1	15.0	17	21.0
<b>MISCELLANEOUS</b>												
1997 July	10	1.1	7	2.0	3	2.0	2	7.9	—	—	22	13.0
August	15	1.7	2	0.6	—	—	—	—	—	—	17	2.2
September	20	1.8	7	2.2	2	1.3	3	7.3	—	—	32	12.6
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1997 July	238	22.9	91	27.0	48	31.7	30	65.6	7	80.7	414	227.9
August	198	20.4	81	23.3	30	19.9	29	63.1	4	57.8	342	184.5
September	235	22.9	124	36.0	37	26.3	37	68.0	7	83.5	440	236.7



TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED  
BY MATERIAL OF OUTER WALLS, SEPTEMBER 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	13	1,855	4	255	17	2,110
Brick-veneer	1,342	157,102	9	781	1,351	157,883
Timber	134	12,787	—	—	134	12,787
Fibre cement	11	893	—	—	11	893
Steel, aluminium or other materials	49	4,943	—	—	49	4,943
Not stated	167	17,998	4	283	171	18,281
<b>Total houses</b>	<b>1,716</b>	<b>195,577</b>	<b>17</b>	<b>1,320</b>	<b>1,733</b>	<b>196,897</b>
<i>Other residential buildings</i>	<i>387</i>	<i>37,353</i>	<i>34</i>	<i>2,160</i>	<i>421</i>	<i>39,513</i>
<b>Total residential buildings</b>	<b>2,103</b>	<b>232,931</b>	<b>51</b>	<b>3,479</b>	<b>2,154</b>	<b>236,410</b>
REST OF VICTORIA (b)						
Houses —						
Brick, stone or concrete	14	1,656	—	—	14	1,656
Brick-veneer	428	46,686	2	112	430	46,798
Timber	57	4,546	—	—	57	4,546
Fibre cement	22	1,209	—	—	22	1,209
Steel, aluminium or other materials	28	2,026	—	—	28	2,026
Not stated	75	8,594	15	1,112	90	9,706
<b>Total houses</b>	<b>624</b>	<b>64,716</b>	<b>17</b>	<b>1,224</b>	<b>641</b>	<b>65,940</b>
<i>Other residential buildings</i>	<i>23</i>	<i>1,815</i>	<i>39</i>	<i>2,130</i>	<i>62</i>	<i>3,945</i>
<b>Total residential buildings</b>	<b>647</b>	<b>66,531</b>	<b>56</b>	<b>3,354</b>	<b>703</b>	<b>69,885</b>
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	27	3,511	4	255	31	3,766
Brick-veneer	1,770	203,789	11	893	1,781	204,682
Timber	191	17,333	—	—	191	17,333
Fibre cement	33	2,102	—	—	33	2,102
Steel, aluminium or other materials	77	6,968	—	—	77	6,968
Not stated	242	26,591	19	1,396	261	27,987
<b>Total houses</b>	<b>2,340</b>	<b>260,294</b>	<b>34</b>	<b>2,544</b>	<b>2,374</b>	<b>262,837</b>
<i>Other residential buildings</i>	<i>410</i>	<i>39,168</i>	<i>73</i>	<i>4,289</i>	<i>483</i>	<i>43,458</i>
<b>Total residential buildings</b>	<b>2,750</b>	<b>299,462</b>	<b>107</b>	<b>6,833</b>	<b>2,857</b>	<b>306,295</b>

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

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 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)				
<b>MELBOURNE STATISTICAL DIVISION</b>										
<b>Banyule (C)</b>										
Heidelberg	17	1	2,150	22	—	1,565	1,228	1,030	1,030	5,973
North	21	—	2,542	6	—	340	739	180	180	3,801
<i>Total</i>	<i>38</i>	<i>1</i>	<i>4,692</i>	<i>28</i>	<i>—</i>	<i>1,905</i>	<i>1,967</i>	<i>1,210</i>	<i>1,210</i>	<i>9,774</i>
<b>Bayside (C)</b>										
Brighton	28	—	4,976	12	—	1,715	1,601	127	127	8,419
South	28	—	4,084	20	—	2,035	1,006	54	54	7,179
<i>Total</i>	<i>56</i>	<i>—</i>	<i>9,060</i>	<i>32</i>	<i>—</i>	<i>3,750</i>	<i>2,607</i>	<i>181</i>	<i>181</i>	<i>15,598</i>
<b>Boroondara (C)</b>										
Camberwell North	45	—	6,727	—	—	—	1,797	—	—	8,524
Camberwell South	15	—	2,538	5	—	550	2,770	—	—	5,858
Hawthorn	11	—	2,561	—	—	—	1,798	1,802	2,370	6,729
Kew	7	—	1,802	—	—	—	1,478	2,444	3,044	6,324
<i>Total</i>	<i>78</i>	<i>—</i>	<i>13,628</i>	<i>5</i>	<i>—</i>	<i>550</i>	<i>7,843</i>	<i>4,246</i>	<i>5,415</i>	<i>27,436</i>
<b>Brimbank (C)</b>										
Keilor	105	—	11,302	4	—	273	403	32,489	32,489	44,467
Sunshine	40	—	3,735	3	2	343	243	18,003	18,003	22,323
<i>Total</i>	<i>145</i>	<i>—</i>	<i>15,037</i>	<i>7</i>	<i>2</i>	<i>616</i>	<i>646</i>	<i>50,492</i>	<i>50,492</i>	<i>66,790</i>
<b>Cardinia (S)</b>										
North	13	—	1,295	—	—	—	373	160	160	1,828
Pakenham	20	—	1,766	—	—	—	220	—	—	1,986
South	—	—	—	—	—	—	15	2,700	2,700	2,715
<i>Total</i>	<i>33</i>	<i>—</i>	<i>3,061</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>608</i>	<i>2,860</i>	<i>2,860</i>	<i>6,529</i>
<b>Casey (C)</b>										
Berwick	95	1	10,087	2	—	110	459	1,200	2,200	12,855
Cranbourne	23	—	1,656	—	—	—	220	887	887	2,764
Hallam	7	—	905	—	—	—	163	1,780	1,780	2,848
South	1	—	85	—	—	—	20	—	—	105
<i>Total</i>	<i>126</i>	<i>1</i>	<i>12,733</i>	<i>2</i>	<i>—</i>	<i>110</i>	<i>862</i>	<i>3,867</i>	<i>4,867</i>	<i>18,573</i>
<b>Darebin (C)</b>										
Northcote	7	—	575	13	—	700	1,643	870	1,720	4,638
Preston	16	—	1,349	2	—	106	722	8,104	8,104	10,281
<i>Total</i>	<i>23</i>	<i>—</i>	<i>1,924</i>	<i>15</i>	<i>—</i>	<i>806</i>	<i>2,364</i>	<i>8,974</i>	<i>9,824</i>	<i>14,919</i>
<b>Frankston (C)</b>										
East	27	—	2,339	—	—	—	192	—	—	2,531
West	11	—	1,067	12	—	730	434	3,419	3,419	5,650
<i>Total</i>	<i>38</i>	<i>—</i>	<i>3,405</i>	<i>12</i>	<i>—</i>	<i>730</i>	<i>626</i>	<i>3,419</i>	<i>3,419</i>	<i>8,180</i>
<b>Glen Eira (C)</b>										
Caulfield	48	—	7,825	8	—	1,217	1,486	2,905	2,905	13,433
South	5	—	503	2	—	185	1,088	128	128	1,905
<i>Total</i>	<i>53</i>	<i>—</i>	<i>8,328</i>	<i>10</i>	<i>—</i>	<i>1,402</i>	<i>2,575</i>	<i>3,033</i>	<i>3,033</i>	<i>15,338</i>
<b>Greater Dandenong (C)</b>										
Dandenong	6	2	863	—	—	—	99	3,201	6,871	7,833
Balance	16	—	1,412	—	—	—	288	7,700	7,700	9,400
<i>Total</i>	<i>22</i>	<i>2</i>	<i>2,275</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>387</i>	<i>10,901</i>	<i>14,571</i>	<i>17,232</i>
<b>Hobsons Bay (C)</b>										
Altona	56	—	4,677	9	—	538	225	6,300	6,300	11,741
Williamstown	14	4	2,674	—	—	—	630	450	450	3,754
<i>Total</i>	<i>70</i>	<i>4</i>	<i>7,351</i>	<i>9</i>	<i>—</i>	<i>538</i>	<i>856</i>	<i>6,750</i>	<i>6,750</i>	<i>15,495</i>
<b>Hume (C)</b>										
Broadmeadows	15	3	1,836	—	—	—	308	2,475	3,246	5,390
Craigieburn	77	—	8,810	—	—	—	248	779	4,729	13,787
Sunbury	31	—	3,310	—	—	—	410	—	—	3,720
<i>Total</i>	<i>123</i>	<i>3</i>	<i>13,956</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>967</i>	<i>3,254</i>	<i>7,975</i>	<i>22,898</i>
<b>Kingston (C)</b>										
North	19	—	1,962	4	—	298	1,136	5,971	5,971	9,366
South	33	—	3,272	2	—	120	723	968	968	5,083
<i>Total</i>	<i>52</i>	<i>—</i>	<i>5,234</i>	<i>6</i>	<i>—</i>	<i>418</i>	<i>1,859</i>	<i>6,939</i>	<i>6,939</i>	<i>14,450</i>

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 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	45	—	4,895	4	—	350	846	1,326	1,326	7,417
South	53	—	6,506	4	—	400	531	230	230	7,666
Total	98	—	11,400	8	—	750	1,377	1,556	1,556	15,083
Manningham (C)										
East	9	—	1,593	—	—	—	144	—	—	1,737
West	35	—	5,038	17	—	1,277	1,091	1,565	2,015	9,422
Total	44	—	6,631	17	—	1,277	1,235	1,565	2,015	11,159
Maribyrnong (C)	19	6	2,144	5	22	1,648	1,156	1,441	1,441	6,388
Maroondah (C)										
Croydon	37	—	3,805	2	—	140	519	500	500	4,963
Ringwood	11	—	1,511	—	—	—	918	3,080	3,080	5,509
Total	48	—	5,315	2	—	140	1,437	3,580	3,580	10,472
Melbourne (C)										
Inner	—	—	—	—	—	—	1,200	21,051	21,190	22,390
Remainder	9	—	907	8	—	880	1,368	3,665	7,255	10,410
Total	9	—	907	8	—	880	2,568	24,716	28,445	32,800
Melton (S)										
East	16	—	1,762	—	—	—	10	—	—	1,772
Balance	18	—	1,790	—	—	—	188	—	—	1,978
Total	34	—	3,552	—	—	—	198	—	—	3,750
Monash (C)										
South-West	25	—	2,705	6	—	350	557	3,160	4,605	8,217
Waverley East	14	—	1,723	—	—	—	891	1,850	1,850	4,464
Waverley West	14	—	1,528	10	—	829	692	3,368	3,693	6,743
Total	53	—	5,956	16	—	1,179	2,140	8,378	10,149	19,424
Moonee Valley (C)										
Essendon	19	—	2,577	5	—	400	3,142	450	450	6,569
West	10	—	1,455	11	—	804	1,108	—	—	3,367
Total	29	—	4,033	16	—	1,204	4,250	450	450	9,936
Moreland (C)										
Brunswick	8	—	505	12	—	1,030	686	1,700	1,700	3,921
Coburg	13	—	1,345	5	—	310	685	175	175	2,515
North	15	—	1,428	2	—	100	493	410	410	2,431
Total	36	—	3,278	19	—	1,440	1,863	2,285	2,285	8,866
Mornington Peninsula (S)										
East	19	—	2,006	—	—	—	183	552	552	2,741
South	46	—	4,784	—	—	—	951	288	443	6,178
West	55	—	4,934	4	—	220	355	410	410	5,919
Total	120	—	11,724	4	—	220	1,488	1,250	1,405	14,837
Nillumbik (S)										
South	10	—	1,386	—	10	794	279	325	325	2,784
South-West	12	—	1,540	—	—	—	667	—	200	2,407
Balance	4	—	335	—	—	—	224	100	100	659
Total	26	—	3,260	—	10	794	1,171	425	625	5,850
Port Phillip (C)										
St Kilda	1	—	80	59	—	8,350	1,063	1,140	1,140	10,633
West	8	—	892	31	—	3,954	1,395	1,592	1,592	7,833
Total	9	—	972	90	—	12,304	2,458	2,732	2,732	18,466
Stonnington (C)										
Prahan	6	—	1,294	11	—	1,418	4,908	1,491	1,541	9,160
Malvern	21	—	2,634	23	—	1,865	2,644	542	742	7,885
Total	27	—	3,928	34	—	3,283	7,552	2,032	2,282	17,045
Whitehorse (C)										
Box Hill	19	—	1,828	14	—	1,330	764	—	—	3,922
Nunawading East	18	—	2,018	—	—	—	425	870	870	3,313
Nunawading West	20	—	2,191	3	—	340	493	982	982	4,005
Total	57	—	6,036	17	—	1,670	1,682	1,852	1,852	11,239

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 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)				
<b>MELBOURNE STATISTICAL DIVISION — continued</b>										
Whittlesea (C)										
North	6	—	694	2	—	120	—	—	—	814
South	67	—	7,397	9	—	630	588	1,418	1,478	10,093
Total	73	—	8,091	11	—	750	588	1,418	1,478	10,907
Wyndham (C)										
North-East	6	—	596	—	—	—	89	—	—	685
Werribee	79	—	7,901	—	—	—	568	1,240	1,240	9,709
Balance	5	—	627	—	—	—	24	2,504	2,504	3,154
Total	90	—	9,124	—	—	—	681	3,744	3,744	13,549
Yarra (C)										
North	8	—	1,352	7	—	636	1,856	1,186	1,186	5,030
Richmond	4	—	400	7	—	513	999	2,945	3,045	4,957
Total	12	—	1,752	14	—	1,149	2,856	4,131	4,231	9,988
Yarra Ranges (S) — Pt A (d)										
Central	1	—	40	—	—	—	97	—	—	137
North	3	—	235	—	—	—	62	164	164	461
South-West	71	—	7,833	—	—	—	1,428	1,708	1,788	11,049
Total	75	—	8,107	—	—	—	1,587	1,872	1,952	11,647
<b>Melbourne (SD)</b>	<b>1,716</b>	<b>17</b>	<b>196,897</b>	<b>387</b>	<b>34</b>	<b>39,513</b>	<b>60,452</b>	<b>169,553</b>	<b>187,758</b>	<b>484,620</b>
<b>BARWON STATISTICAL DIVISION</b>										
Colac-Otway (S)										
Colac	3	—	376	—	—	—	76	520	520	972
North	1	—	60	—	—	—	56	—	—	116
South	4	—	304	—	—	—	73	—	—	377
Total	8	—	740	—	—	—	204	520	520	1,464
Golden Plains (S)										
North-West	5	—	453	—	—	—	49	—	—	502
South-East	2	—	173	—	—	—	—	—	—	173
Total	7	—	626	—	—	—	49	—	—	675
Greater Geelong (C)										
Part A										
Bellarine — Inner	16	4	1,884	—	—	—	554	300	300	2,738
Corio — Inner	33	—	2,927	—	—	—	229	2,050	2,050	5,206
Geelong	2	—	80	—	—	—	221	14,554	14,554	14,855
Geelong West	3	—	581	6	—	350	307	—	—	1,237
Newtown	2	—	150	—	—	—	409	640	640	1,199
South Barwon — Inner	21	—	2,482	—	—	—	454	1,750	1,750	4,686
Part B	20	—	2,650	2	—	300	589	79	79	3,618
Part C	1	—	150	—	—	—	25	—	—	175
Total	97	4	10,754	8	—	650	2,762	19,373	19,373	33,539
Queenscliffe (B)	4	—	602	—	—	—	651	—	—	1,254
Surf Coast (S)										
East	11	—	1,208	2	—	130	238	—	—	1,575
West	11	—	845	—	—	—	470	—	—	1,315
Total	22	—	2,053	2	—	130	708	—	—	2,890
<b>Barwon (SD)</b>	<b>139</b>	<b>4</b>	<b>14,925</b>	<b>10</b>	<b>—</b>	<b>780</b>	<b>4,400</b>	<b>19,893</b>	<b>19,893</b>	<b>39,997</b>

See footnotes at end of table.

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

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
<b>WESTERN DISTRICT STATISTICAL DIVISION</b>										
Corangamite (S)										
North	2		100				40	292	352	492
South	3		450				17	2,001	2,001	2,467
Total	5		550				57	2,292	2,352	2,959
Glenelg (S)										
Heywood	1		125				15	60	60	200
North							15			15
Portland	1		113				38		1,133	1,284
Total	2		238				68	60	1,193	1,499
Moyne (S)										
North-East	1		140				45			185
North-West										
South	7		699				257	150	150	1,106
Total	8		839				302	150	150	1,291
Southern Grampians (S)										
Hamilton	1		103				67			170
Wannon							10			10
Balance	1		112				132			243
Total	2		215				208			423
Warmambool (C)	35		4,040	5		500	708	420	420	5,668
Lady Julia Percy Island										
<b>Western District (SD)</b>	<b>52</b>		<b>5,882</b>	<b>5</b>		<b>500</b>	<b>1,343</b>	<b>2,922</b>	<b>4,115</b>	<b>11,840</b>
<b>CENTRAL HIGHLANDS STATISTICAL DIVISION</b>										
Ararat (RC)	5		562				60			622
Ballarat (C)										
Central	9	1	1,058				497	280	3,620	5,176
Inner North	11		1,125				138	85	85	1,348
North	1		80							80
South	16		1,355		16	873	212			2,439
Total	37	1	3,617		16	873	847	365	3,705	9,042
Hepburn (S)										
East	3		278				96			374
West	1		110				36			146
Total	4		388				132			520
Moorabool (S)										
Bacchus Marsh	11		1,260					50	170	1,430
Ballan										
West	2		162				20			182
Total	13		1,422				20	50	170	1,612
Pyrenees (S)										
North										
South							29			29
Total							29			29
<b>Central Highlands (SD)</b>	<b>59</b>	<b>1</b>	<b>5,989</b>		<b>16</b>	<b>873</b>	<b>1,088</b>	<b>415</b>	<b>3,875</b>	<b>11,824</b>

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

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
<b>WIMMERA STATISTICAL DIVISION</b>										
Hindmarsh (S)	1	—	138	—	—	—	121	—	—	259
Horsham (RC)										
Central	2	—	250	—	—	—	55	—	—	306
Balance	—	—	—	—	—	—	—	—	—	—
Total	2	—	250	—	—	—	55	—	—	306
Northern Grampians (S)										
St Arnaud	—	—	—	—	—	—	25	200	200	225
Stawell	—	—	—	—	—	—	76	—	—	76
Total	—	—	—	—	—	—	101	200	200	301
West Wimmera (S)	—	—	—	—	—	—	33	—	—	33
Yarriambiack (S)										
North	—	—	—	—	—	—	—	—	—	—
South	2	—	200	—	—	—	10	—	—	210
Total	2	—	200	—	—	—	10	—	—	210
<b>Wimmera (SD)</b>	<b>5</b>	<b>—</b>	<b>588</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>320</b>	<b>200</b>	<b>200</b>	<b>1,108</b>
<b>MALLEE STATISTICAL DIVISION</b>										
Buloke (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	62	—	—	62
Total	—	—	—	—	—	—	62	—	—	62
Gannawarra (S)	2	—	245	—	—	—	135	405	405	785
Mildura (RC)										
Pt A	13	6	2,123	—	—	—	235	465	465	2,823
Pt B	1	—	70	—	—	—	—	200	200	270
Total	14	6	2,193	—	—	—	235	665	665	3,093
Swan Hill (RC)										
Central	4	—	340	—	—	—	28	—	—	368
Robinvale	—	—	—	—	—	—	102	—	—	102
Balance	—	—	—	—	—	—	25	—	—	25
Total	4	—	340	—	—	—	155	—	—	495
<b>Mallee (SD)</b>	<b>20</b>	<b>6</b>	<b>2,778</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>587</b>	<b>1,070</b>	<b>1,070</b>	<b>4,435</b>

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 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)				
<b>LODDON STATISTICAL DIVISION</b>										
Central Goldfields (S)										
Maryborough	2	—	136	—	—	—	96	80	80	312
Balance	2	—	154	—	—	—	—	65	65	219
<i>Total</i>	4	—	290	—	—	—	96	145	145	530
Greater Bendigo (C)										
Part A										
Central	5	—	446	—	—	—	93	449	6,350	6,889
Eaglehawk	8	—	705	4	—	270	54	—	—	1,029
Inner East	14	—	1,605	—	—	—	542	—	100	2,247
Inner North	2	—	159	—	—	—	41	—	—	200
Inner West	20	—	1,975	—	—	—	111	617	617	2,702
Strathfieldsaye	5	—	725	—	—	—	21	—	1,350	2,095
Part B	8	—	757	—	—	—	147	—	—	904
<i>Total</i>	62	—	6,372	4	—	270	1,007	1,066	8,417	16,066
Loddon (S)										
North	5	—	652	—	—	—	87	54	54	793
South	—	—	—	—	—	—	12	—	—	12
<i>Total</i>	5	—	652	—	—	—	99	54	54	805
Macedon Ranges (S)										
Kyneton	8	—	697	2	—	145	116	—	—	957
Romsey	3	—	370	—	—	—	170	128	128	668
Balance	11	—	1,306	—	—	—	197	550	550	2,054
<i>Total</i>	22	—	2,373	2	—	145	483	678	678	3,679
Mount Alexander (S)										
Castlemaine	4	—	372	—	—	—	158	—	—	530
Balance	—	—	—	—	—	—	228	—	—	228
<i>Total</i>	4	—	372	—	—	—	386	—	—	758
<b>Loddon-Campaspe (SD)</b>	<b>97</b>	<b>—</b>	<b>10,059</b>	<b>6</b>	<b>—</b>	<b>415</b>	<b>2,071</b>	<b>1,943</b>	<b>9,294</b>	<b>21,839</b>

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 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)				
<b>GOULBURN STATISTICAL DIVISION</b>										
<b>Campaspe (S)</b>										
Echuca	4	—	460	—	—	—	59	200	200	719
Kyabram	2	—	171	—	—	—	40	50	50	261
Rochester	3	—	294	—	—	—	55	—	—	349
South	4	—	275	—	—	—	—	—	—	275
<i>Total</i>	13	—	1,200	—	—	—	154	250	250	1,604
<b>Delatite (S)</b>										
Benalla	3	—	217	—	—	—	—	—	—	217
North	1	—	113	—	—	—	—	—	—	113
South	4	—	362	—	—	—	87	695	695	1,144
<i>Total</i>	8	—	691	—	—	—	87	695	695	1,473
<b>Greater Shepparton (C)</b>										
Part A	8	—	1,048	—	—	—	40	230	230	1,318
Part B										
East	3	—	372	—	—	—	—	—	—	372
West	3	—	252	—	—	—	—	—	—	252
<i>Total</i>	14	—	1,672	—	—	—	40	230	230	1,942
<b>Mitchell (S)</b>										
North	3	—	206	—	3	153	72	65	65	496
South	12	—	1,770	—	—	—	14	90	90	1,874
<i>Total</i>	15	—	1,975	—	3	153	86	155	155	2,370
<b>Moira (S)</b>										
East	5	—	574	—	—	—	20	—	—	594
West	5	—	546	2	—	120	20	150	150	836
<i>Total</i>	10	—	1,120	2	—	120	40	150	150	1,430
<b>Murrindindi (S)</b>										
East	8	—	640	—	—	—	16	—	—	656
West	1	—	55	—	—	—	117	—	—	172
<i>Total</i>	9	—	695	—	—	—	133	—	—	828
<b>Strathbogie (S)</b>	4	—	405	—	—	—	1,104	60	60	1,569
<b>Goulburn (SD)</b>	<b>73</b>	<b>—</b>	<b>7,758</b>	<b>2</b>	<b>3</b>	<b>273</b>	<b>1,643</b>	<b>1,540</b>	<b>1,540</b>	<b>11,215</b>
<b>OVENS-MURRAY STATISTICAL DIVISION</b>										
<b>Alpine (S)</b>										
East	18	—	1,614	—	—	—	143	350	350	2,107
West	4	—	421	—	—	—	121	—	—	542
<i>Total</i>	22	—	2,035	—	—	—	263	350	350	2,649
<b>Indigo (S)</b>										
Part A	5	—	450	—	—	—	380	150	240	1,071
Part B	1	—	136	—	—	—	—	—	—	136
<i>Total</i>	6	—	586	—	—	—	380	150	240	1,206
<b>Wangaratta (RC)</b>										
Central	3	4	648	—	—	—	183	—	—	831
North	7	—	708	—	—	—	39	—	—	747
South	4	—	411	—	—	—	60	—	—	470
<i>Total</i>	14	4	1,767	—	—	—	282	—	—	2,048
<b>Towong (S)</b>										
Part A	1	—	30	—	—	—	143	—	—	173
Part B	4	—	125	—	—	—	28	110	110	263
<i>Total</i>	5	—	155	—	—	—	171	110	110	436
<b>Wodonga (RC)</b>	25	2	2,875	—	4	224	123	252	252	3,474
<b>Ovens-Murray (SD)</b>	<b>72</b>	<b>6</b>	<b>7,418</b>	<b>—</b>	<b>4</b>	<b>224</b>	<b>1,219</b>	<b>862</b>	<b>952</b>	<b>9,813</b>

See footnotes at end of table.



TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 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)				
<b>EAST GIPPSLAND STATISTICAL DIVISION</b>										
East Gippsland (S)										
Bairnsdale	20	—	1,937	—	—	—	112	1,020	1,020	3,069
Orbost	1	—	150	—	—	—	56	520	520	726
South-West	18	—	2,427	—	—	—	125	—	—	2,552
Balance	1	—	70	—	—	—	—	—	—	70
<i>Total</i>	<i>40</i>	<i>—</i>	<i>4,584</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>292</i>	<i>1,540</i>	<i>1,540</i>	<i>6,417</i>
Wellington (S)										
Alberton	2	—	108	—	—	—	91	—	—	199
Avon	—	—	—	—	—	—	—	—	—	—
Maffra	3	—	228	—	—	—	104	55	55	387
Rosedale	2	—	141	—	—	—	98	—	—	239
Sale	9	—	916	—	—	—	113	180	180	1,209
<i>Total</i>	<i>16</i>	<i>—</i>	<i>1,393</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>407</i>	<i>235</i>	<i>235</i>	<i>2,034</i>
<b>East Gippsland (SD)</b>	<b>56</b>	<b>—</b>	<b>5,977</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>699</b>	<b>1,775</b>	<b>1,775</b>	<b>8,451</b>
<b>GIPPSLAND STATISTICAL DIVISION</b>										
Bass Coast (S)										
Phillip Island	12	—	803	—	—	—	226	—	635	1,664
Balance	14	—	1,262	—	—	—	210	270	270	1,741
<i>Total</i>	<i>26</i>	<i>—</i>	<i>2,064</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>436</i>	<i>270</i>	<i>905</i>	<i>3,405</i>
Baw Baw (S)										
Part A	—	—	—	—	—	—	51	—	—	51
Part B										
East	—	—	—	—	—	—	—	—	—	—
West	12	—	1,240	—	—	—	412	50	570	2,223
<i>Total</i>	<i>12</i>	<i>—</i>	<i>1,240</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>464</i>	<i>50</i>	<i>570</i>	<i>2,274</i>
La Trobe (S)										
Moe	1	—	110	—	16	880	36	1,845	1,845	2,871
Morwell	1	—	275	—	—	—	230	160	160	665
Traralgon	4	—	442	—	—	—	284	150	400	1,126
Balance	—	—	—	—	—	—	—	—	—	—
<i>Total</i>	<i>6</i>	<i>—</i>	<i>827</i>	<i>—</i>	<i>16</i>	<i>880</i>	<i>550</i>	<i>2,155</i>	<i>2,405</i>	<i>4,662</i>
South Gippsland (S)										
Central	5	—	276	—	—	—	143	2,240	2,240	2,659
East	2	—	159	—	—	—	64	—	—	223
West	—	—	—	—	—	—	41	120	120	161
<i>Total</i>	<i>7</i>	<i>—</i>	<i>435</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>248</i>	<i>2,360</i>	<i>2,360</i>	<i>3,044</i>
Yarra Ranges (S) — Pt B (d)	—	—	—	—	—	—	—	—	—	—
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	40	—	—	40
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
<b>Gippsland (SD)</b>	<b>51</b>	<b>—</b>	<b>4,567</b>	<b>—</b>	<b>16</b>	<b>880</b>	<b>1,738</b>	<b>4,835</b>	<b>6,240</b>	<b>13,425</b>
<b>VICTORIA</b>										
<b>Victoria</b>	<b>2,340</b>	<b>34</b>	<b>262,837</b>	<b>410</b>	<b>73</b>	<b>43,458</b>	<b>75,560</b>	<b>205,009</b>	<b>236,712</b>	<b>618,567</b>

(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), SEPTEMBER 1997

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION</b>										
Greater Geelong (C) —										
— Bellarine — Inner	16	4	1,884	—	—	—	554	300	300	2,738
— Corio — Inner	33	—	2,927	—	—	—	229	2,050	2,050	5,206
— Geelong	2	—	80	—	—	—	221	14,554	14,554	14,855
— Geelong West	3	—	581	6	—	350	307	—	—	1,237
— Newtown	2	—	150	—	—	—	409	640	640	1,199
— South Barwon — Inner	21	—	2,482	—	—	—	454	1,750	1,750	4,686
<b>Greater Geelong City Part A (SSD)</b>	<b>77</b>	<b>4</b>	<b>8,104</b>	<b>6</b>	<b>—</b>	<b>350</b>	<b>2,174</b>	<b>19,294</b>	<b>19,294</b>	<b>29,922</b>
<b>BALLARAT CITY STATISTICAL SUBDIVISION</b>										
Ballarat (C) —										
— Central	9	1	1,058	—	—	—	497	280	3,620	5,176
— Inner North	11	—	1,125	—	—	—	138	85	85	1,348
— North	1	—	80	—	—	—	—	—	—	80
— South	16	—	1,355	—	16	873	212	—	—	2,439
<b>Ballarat City (SSD)</b>	<b>37</b>	<b>1</b>	<b>3,617</b>	<b>—</b>	<b>16</b>	<b>873</b>	<b>847</b>	<b>365</b>	<b>3,705</b>	<b>9,042</b>
<b>MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION</b>										
Mildura (RC) — Pt A	13	6	2,123	—	—	—	235	465	465	2,823
<b>Mildura Rural City Part A (SSD)</b>	<b>13</b>	<b>6</b>	<b>2,123</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>235</b>	<b>465</b>	<b>465</b>	<b>2,823</b>
<b>GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION</b>										
Greater Bendigo (C) —										
— Central	5	—	446	—	—	—	93	449	6,350	6,889
— Eaglehawk	8	—	705	4	—	270	54	—	—	1,029
— Inner East	14	—	1,605	—	—	—	542	—	100	2,247
— Inner North	2	—	159	—	—	—	41	—	—	200
— Inner West	20	—	1,975	—	—	—	111	617	617	2,702
— Strathfieldsaye	5	—	725	—	—	—	21	—	1,350	2,095
<b>Greater Bendigo City Part A (SSD)</b>	<b>54</b>	<b>—</b>	<b>5,615</b>	<b>4</b>	<b>—</b>	<b>270</b>	<b>861</b>	<b>1,066</b>	<b>8,417</b>	<b>15,162</b>
<b>GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION</b>										
Greater Shepparton (C) Pt A	8	—	1,048	—	—	—	40	230	230	1,318
<b>Shepparton City Part A (SSD)</b>	<b>8</b>	<b>—</b>	<b>1,048</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>40</b>	<b>230</b>	<b>230</b>	<b>1,318</b>
<b>WODONGA STATISTICAL SUBDIVISION</b>										
Indigo (S) — Pt A	5	—	450	—	—	—	380	150	240	1,071
Towong (S) — Pt A	1	—	30	—	—	—	143	—	—	173
Wodonga (RC)	25	2	2,875	—	4	224	123	252	252	3,474
<b>Wodonga (SSD)</b>	<b>31</b>	<b>2</b>	<b>3,355</b>	<b>—</b>	<b>4</b>	<b>224</b>	<b>646</b>	<b>402</b>	<b>492</b>	<b>4,717</b>
<b>LA TROBE VALLEY STATISTICAL SUBDIVISION</b>										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
— Moe	1	—	110	—	16	880	36	1,845	1,845	2,871
— Morwell	1	—	275	—	—	—	230	160	160	665
— Traralgon	4	—	442	—	—	—	284	150	400	1,126
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
<b>La Trobe Valley (SSD)</b>	<b>6</b>	<b>—</b>	<b>827</b>	<b>—</b>	<b>16</b>	<b>880</b>	<b>602</b>	<b>2,155</b>	<b>2,405</b>	<b>4,713</b>

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

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
<b>MELBOURNE STATISTICAL DIVISION</b>											
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 July	4,737	15,159	24,337	16,148	14,267	9,575	180	8,960	5,407	6,380	105,149
August	11,821	23,703	16,024	38,592	36,545	22,199	741	4,691	3,244	5,621	163,182
September	20,725	34,143	33,410	24,646	10,192	4,777	620	3,304	1,724	17,976	151,518
1997 July	1,902	17,681	10,461	48,199	46,437	6,949	710	37,568	4,872	2,306	176,186
August	28,200	13,103	19,282	28,303	26,653	31,962	783	4,632	7,460	1,637	142,015
September	2,444	60,547	17,937	27,607	30,272	12,420	850	4,174	19,788	11,718	187,758
<b>BARWON STATISTICAL DIVISION</b>											
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 July	190	6,189	—	280	800	330	329	—	110	80	8,308
August	—	3,615	1,250	600	500	850	—	—	699	200	7,715
September	100	3,910	848	—	696	1,090	—	4,932	758	85	12,419
1997 July	—	567	709	370	194	5,070	629	—	1,287	130	8,957
August	—	80	415	456	1,505	1,930	—	17,602	—	—	21,988
September	800	1,345	1,119	610	800	1,753	417	12,900	70	79	19,893
<b>WESTERN DISTRICT STATISTICAL DIVISION</b>											
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 July	—	781	120	95	125	—	73	—	298	50	1,542
August	—	200	—	—	135	112	—	287	50	445	1,229
September	—	—	700	—	60	58	200	—	—	55	1,073
1997 July	—	2,820	1,045	205	155	840	200	—	220	5,320	10,805
August	126	4,400	150	—	—	—	—	—	—	—	4,676
September	—	295	125	64	1,937	1,694	—	—	—	—	4,115
<b>CENTRAL HIGHLANDS STATISTICAL DIVISION</b>											
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 July	—	—	580	66	—	—	—	1,480	70	—	2,196
August	—	1,778	—	190	—	8,067	—	320	545	350	11,249
September	—	—	1,100	—	440	480	—	100	315	490	2,925
1997 July	—	2,070	163	50	450	1,167	—	2,958	—	—	6,857
August	100	700	—	—	915	—	—	95	80	—	1,890
September	—	—	—	660	—	55	50	3,110	—	—	3,875

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
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 July	—	—	260	603	—	—	—	—	—	79	942
August	—	290	—	567	65	185	—	—	650	185	1,942
September	150	—	—	—	55	—	—	—	—	—	205
1997 July	455	—	—	—	360	478	—	—	—	—	1,293
August	—	56	—	—	—	720	—	—	176	—	952
September	200	—	—	—	—	—	—	—	—	—	200
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 July	—	200	484	92	—	—	—	—	—	—	776
August	—	1,294	—	50	—	973	—	100	—	250	2,667
September	—	—	394	—	1,916	344	—	—	—	638	3,292
1997 July	—	—	176	354	150	1,403	—	—	—	280	2,363
August	—	141	259	110	50	—	—	—	—	76	636
September	—	—	—	265	400	—	—	—	—	405	1,070
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 July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
September	—	90	435	—	720	120	—	—	60	395	1,820
1997 July	—	460	—	640	225	342	214	—	1,995	—	3,876
August	—	886	50	74	—	830	—	—	116	—	1,956
September	—	104	500	100	325	1,493	499	5,901	—	372	9,294
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 July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
September	820	50	1,522	55	250	—	—	—	68	520	3,285
1997 July	110	820	1,333	401	980	538	—	50	66	4,268	8,567
August	—	604	250	152	595	—	—	404	107	250	2,362
September	—	185	115	—	345	695	120	80	—	—	1,540

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
<b>OVENS MURRAY STATISTICAL DIVISION</b>											
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 July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
September	62	494	870	—	920	—	60	—	150	55	2,611
1997 July	345	3,270	—	316	—	—	—	—	—	—	3,931
August	—	60	—	195	—	—	280	—	—	75	610
September	500	210	—	90	152	—	—	—	—	—	952
<b>EAST GIPPSLAND STATISTICAL DIVISION</b>											
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 July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
September	—	—	300	—	150	—	—	—	78	—	528
1997 July	—	100	—	—	—	—	—	144	—	380	624
August	120	—	—	129	—	—	—	—	250	—	499
September	—	200	180	—	—	820	—	—	520	55	1,775
<b>GIPPSLAND STATISTICAL DIVISION</b>											
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 July	140	430	585	—	400	1,248	—	—	—	289	3,092
August	—	100	—	980	400	110	—	—	1,172	1,034	3,796
September	100	535	—	820	216	350	—	—	—	569	2,530
1997 July	—	479	305	159	192	2,551	—	570	—	271	4,527
August	75	780	—	4,483	180	312	—	—	275	180	6,285
September	150	3,610	270	250	655	—	—	635	670	—	6,240
<b>TOTAL VICTORIA</b>											
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 July	5,235	26,608	27,456	18,469	16,157	13,425	582	13,499	6,404	7,425	135,260
August	11,886	32,130	17,642	41,991	41,399	32,849	741	5,587	6,440	9,410	200,076
September	21,957	39,222	39,579	25,521	15,615	7,219	880	8,336	3,154	20,722	182,206
1997 July	1,912	28,167	14,192	50,695	49,143	19,337	1,753	41,290	8,441	12,955	227,886
August	28,621	20,810	20,406	33,903	29,898	16,164	1,063	22,733	8,670	2,218	184,487
September	4,094	66,495	20,246	29,646	34,886	18,931	1,936	26,799	21,048	12,629	236,712

(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)  
SEPTEMBER 1997**

Statistical Division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			Total
NUMBER OF DWELLING UNITS										
Melbourne	1,733	191	143	334	—	14	73	87	421	2,154
Barwon	143	2	8	10	—	—	—	—	10	153
Western District	52	5	—	5	—	—	—	—	5	57
Central Highlands	60	16	—	16	—	—	—	—	16	76
Wimmera	5	—	—	—	—	—	—	—	—	5
Mallee	26	—	—	—	—	—	—	—	—	26
Loddon	97	6	—	6	—	—	—	—	6	103
Goulburn	73	5	—	5	—	—	—	—	5	78
Ovens-Murray	78	4	—	4	—	—	—	—	4	82
East Gippsland	56	—	—	—	—	—	—	—	—	56
Gippsland	51	16	—	16	—	—	—	—	16	67
<b>Victoria</b>	<b>2,374</b>	<b>245</b>	<b>151</b>	<b>396</b>	<b>—</b>	<b>14</b>	<b>73</b>	<b>87</b>	<b>483</b>	<b>2,857</b>
VALUE (\$'000)										
Melbourne	196,897	14,847	12,712	27,559	—	1,809	10,145	11,954	39,513	236,410
Barwon	14,925	130	650	780	—	—	—	—	780	15,705
Western District	5,882	500	—	500	—	—	—	—	500	6,382
Central Highlands	5,989	873	—	873	—	—	—	—	873	6,861
Wimmera	588	—	—	—	—	—	—	—	—	588
Mallee	2,778	—	—	—	—	—	—	—	—	2,778
Loddon	10,059	415	—	415	—	—	—	—	415	10,474
Goulburn	7,758	273	—	273	—	—	—	—	273	8,032
Ovens-Murray	7,418	224	—	224	—	—	—	—	224	7,642
East Gippsland	5,977	—	—	—	—	—	—	—	—	5,977
Gippsland	4,567	880	—	880	—	—	—	—	880	5,447
<b>Victoria</b>	<b>262,837</b>	<b>18,142</b>	<b>13,362</b>	<b>31,504</b>	<b>—</b>	<b>1,809</b>	<b>10,145</b>	<b>11,954</b>	<b>43,458</b>	<b>306,295</b>

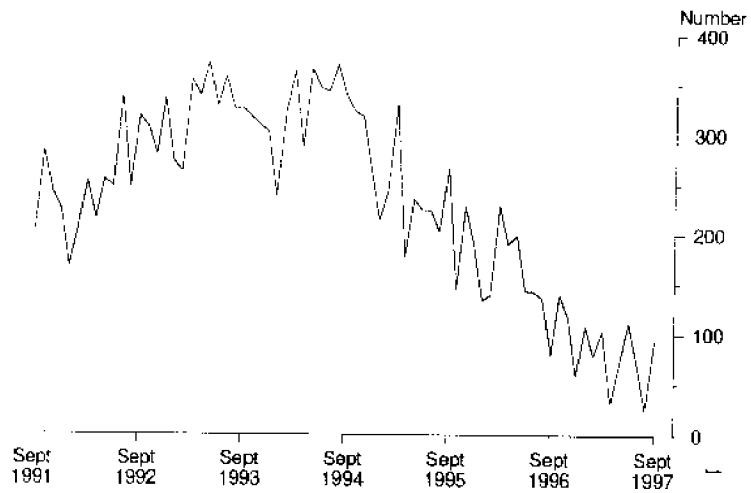
(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

**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 - Sep. 1997-98	Sep. 1997
Melbourne (SD)	1,919	979	162	83
Greater Geelong City Part A (SSD)	70	49	8	4
Barwon (SD)	82	60	14	7
Western District (SD)	26	18	—	—
Ballarat City (SSD) (c)	n.a.	7	9	2
Central Highlands (SD)	39	16	10	2
Wimmera (SD)	7	6	—	—
Mildura Rural City Part A (SSD)	13	11	2	—
Mallee (SD)	19	16	2	—
Greater Bendigo City Part A (SSD)	42	—	—	—
Loddon (SD) (c)	n.a.	n.a.	2	—
Greater Shepparton City Part A (SSD)	7	4	1	—
Goulburn (SD) (c)	n.a.	n.a.	2	—
Wodonga (SSD) (c)	n.a.	n.a.	—	—
Ovens-Murray (SD) (c)	n.a.	n.a.	1	1
East Gippsland (SD) (c)	n.a.	n.a.	—	—
Latrobe Valley (SSD) (c)	n.a.	n.a.	1	1
Gippsland (SD)	57	23	1	1
<b>Victoria</b>	<b>2,292</b>	<b>1,154</b>	<b>194</b>	<b>94</b>

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

**DUAL OCCUPANCY DWELLING UNITS APPROVED,  
VICTORIA**



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

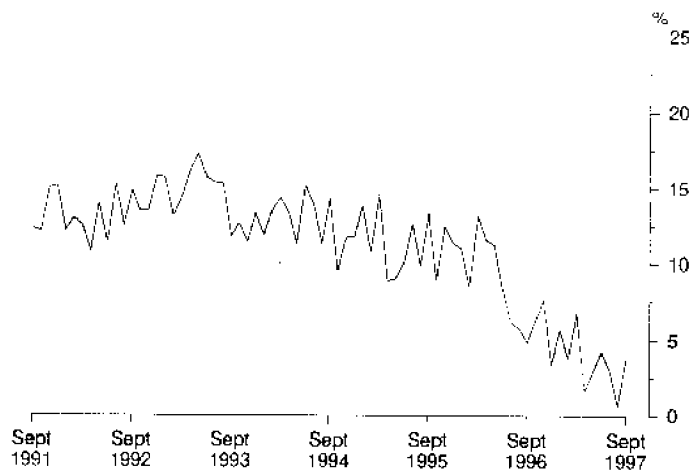


TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

<i>Statistical local area (b) (c)</i>	<i>1995-96</i>	<i>1996-97</i>	<i>July - Sep. 1997-98</i>	<i>Sep. 1997</i>
<b>Banyule (C)</b>				
Heidelberg	n.a.	n.a.	1	—
North	n.a.	n.a.	4	4
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	5	4
<b>Bayside (C)</b>				
Brighton	49	27	7	—
South	n.a.	n.a.	5	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	12	—
<b>Boroondara (C)</b>				
Camberwell North	n.a.	n.a.	5	4
Camberwell South	n.a.	n.a.	1	1
Hawthorn	8	6	1	—
Kew	24	1	2	2
<i>Total</i>	<i>104</i>	<i>29</i>	9	7
<b>Brimbank (C)</b>				
Keilor	n.a.	n.a.	9	3
Sunshine	n.a.	n.a.	10	4
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	19	7
<b>Cardinia (S)</b>				
Pakenham	n.a.	n.a.	—	—
South	n.a.	n.a.	—	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	—	—
<b>Casey (C)</b>				
Berwick	n.a.	n.a.	—	—
South	n.a.	n.a.	—	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	—	—
<b>Darebin (C)</b>				
Northcote	n.a.	n.a.	2	—
Preston	n.a.	n.a.	2	1
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	4	1
<b>Frankston (C)</b>				
East	n.a.	n.a.	—	—
West	n.a.	n.a.	—	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	—	—
<b>Glen Eira (C)</b>				
Caulfield	87	73	9	7
South	n.a.	n.a.	10	3
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	19	10
<b>Greater Dandenong (C)</b>				
Dandenong	9	17	—	—
Balance	n.a.	n.a.	—	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	—	—
<b>Hobsons Bay (C)</b>				
Altona	n.a.	n.a.	4	4
Williamstown	n.a.	n.a.	2	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	6	4
<b>Hume (C)</b>				
Broadmeadows	n.a.	n.a.	4	2
Craigieburn	n.a.	n.a.	2	2
Sunbury	n.a.	n.a.	2	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	8	4
<b>Kingston (C)</b>				
North	n.a.	n.a.	8	3
South	n.a.	n.a.	2	2
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	10	5
<b>Knox (C)</b>				
Manningham (C)	n.a.	n.a.	—	—
Maribyrnong (C)	n.a.	n.a.	2	1
<b>Maroondah (C)</b>				
Croydon	n.a.	n.a.	8	7
Ringwood	n.a.	n.a.	2	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	10	7
<b>Melbourne (C)</b>				
Inner	—	—	—	—
Remainder	n.a.	2	—	—
<i>Total</i>	<i>n.a.</i>	2	—	—
<b>Melton (S)</b>				
East	n.a.	n.a.	2	2
Balance	n.a.	n.a.	—	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	2	2
<b>Monash (C)</b>				
South-West	n.a.	n.a.	3	1
Waverley East	n.a.	n.a.	2	1
Waverley West	n.a.	n.a.	4	3
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	9	5



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

Statistical local area (b) (c)	1995-96	1996-97	July - Sep. 1997-98	Sep. 1997
<b>Moonee Valley (C)</b>				
Essendon	49	—	—	—
West	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
<b>Morland (C)</b>				
Brunswick	10	5	2	1
Coburg	n.a.	n.a.	5	4
North	n.a.	n.a.	6	3
Total	n.a.	n.a.	13	8
<b>Mornington Peninsula (S)</b>				
East	n.a.	n.a.	1	1
South	14	—	4	—
West	n.a.	n.a.	2	2
Total	n.a.	n.a.	7	3
<b>Nullumbik (S)</b>				
South-West	n.a.	n.a.	—	—
Balance	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
<b>Port Phillip (C)</b>				
St Kilda	n.a.	n.a.	—	—
West	n.a.	1	5	—
Total	n.a.	n.a.	5	—
<b>Stonnington (C)</b>				
Prahran	n.a.	n.a.	2	2
Malvern	33	19	2	2
Total	n.a.	n.a.	4	4
<b>Whitehorse (C)</b>				
Box Hill	39	36	4	2
Nunawading East	n.a.	n.a.	5	2
Nunawading West	n.a.	n.a.	5	4
Total	116	78	14	8
<b>Whittlesea (C)</b>	n.a.	n.a.	—	—
<b>Wyndham (C)</b>	n.a.	n.a.	—	—
<b>Yarra (C)</b>				
North	n.a.	n.a.	—	—
Richmond	25	14	1	1
Total	n.a.	n.a.	1	1
<b>Yarra Ranges (S) (d)</b>				
Central	3	5	—	—
North	n.a.	n.a.	—	—
South-West	n.a.	n.a.	3	2
Total	n.a.	n.a.	3	2
<b>Melbourne Statistical Division</b>	<b>1,919</b>	<b>979</b>	<b>162</b>	<b>83</b>
<b>Rest of Victoria</b>	<b>373</b>	<b>175</b>	<b>32</b>	<b>11</b>
<b>Total Victoria</b>	<b>2,292</b>	<b>1,154</b>	<b>194</b>	<b>94</b>

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

## EXPLANATORY NOTES

### INTRODUCTION

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

### SCOPE AND COVERAGE

3. Statistics of building work approved are compiled from:
  - (a) permits issued by local authorities in areas subject to building control by those authorities; and
  - (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.
  - (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).
  - (d) permits issued by licensed private building surveyors. The last category reflects implementation of the 1993 Building Act by the Victorian Government from 1 July 1994.
4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).
5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.
6. From July 1990, the statistics cover:
  - (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
  - (b) approved alterations and additions to residential buildings valued at \$10,000 or more
  - (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

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

### DEFINITIONS

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

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

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

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

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

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

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

#### BUILDING CLASSIFICATION

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

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

#### SEASONAL ADJUSTMENT

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

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

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

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

21. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are 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* (1348.0).

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

#### ESTIMATES AT CONSTANT PRICES

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

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

27. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

#### AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

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

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

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

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

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

UNPUBLISHED DATA  
AND RELATED  
PUBLICATIONS

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

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

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

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

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

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

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34. A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS Office. Selected ABS statistics are available on floppy disk. Further information is available on (02) 6252 6684.

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Consumer Price Index

National Accounts

Balance of Payments

Labour Force Estimates

Average Weekly Earnings

Estimated Resident Population

## SYMBOLS AND USAGES

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

.. not applicable

— nil or rounded to zero

r figure or series revised since previous issue

n.a. not available

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

**Stuart Jackson**  
**Regional Director**  
**Victoria**



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