

BUILDING APPROVALS

VICTORIA

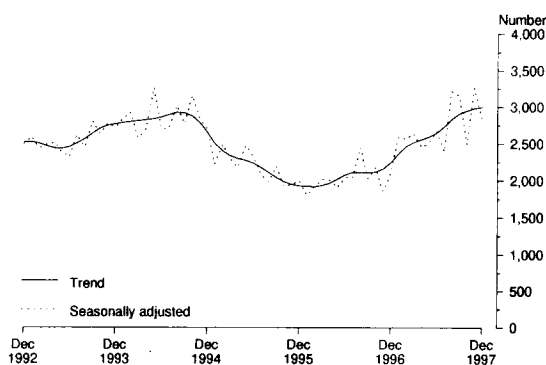
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MAIN FEATURES

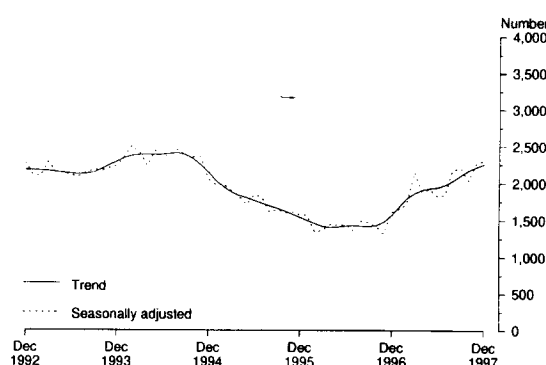
NUMBER OF DWELLING UNITS APPROVED

	December 1996	November 1997	December 1997	December 1996 to December 1997 change	November 1997 to December 1997 change
Original series	2,005	3,247	2,830	41.1%	-12.8%
Seasonally adjusted	2,100	3,265	2,835	35.0%	-13.2%
Trend estimate	2,244	2,981	2,988	33.2%	0.2%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for total dwelling units continued the increase evident since early 1996. However, the rate of increase is slowing.
- The trend for private sector dwellings, which has been growing consistently since late 1996, is showing some signs of slowing its growth.
- In original terms 2,830 dwellings were approved, comprising 2,234 new houses and 531 new other residential dwellings.

- The value of new residential building was \$301.4 million and the value of alterations and additions to residential buildings was \$55.6 million.

Non-residential building

- The value of non-residential building approved in December was \$470.2 million. The Entertainment and recreational category accounted for most of this total with \$355.8 million, due to the inclusion of the Docklands Stadium project. The next largest category was Offices which were valued at \$40.2 million.
- There were three projects valued at \$5 million or more and 16 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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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 July 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 (January 1998) 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 January 1998, the trend estimate for that month would be 2,369, a movement of 2.3%. The monthly movements in the trend estimates for October, November and December 1997 which are currently estimated to be 3.2%, 2.6% and 2.3% respectively, would be revised to 3.7%, 3.2% and 2.9%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in January 1998 would produce a trend estimate for that month of 2,262, a movement of 0.7%, with the movements in the trend estimates for October, November and December 1997, being revised to 2.9%, 2.0% and 1.5% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1998 seasonally adjusted estimate			
			is up 6% on December 1997		is down 6% on December 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
July	1,979	1.7	1,976	1.6	1,981	1.8
August	2,035	2.8	2,029	2.7	2,038	2.8
September	2,107	3.6	2,104	3.7	2,108	3.5
October	2,175	3.2	2,181	3.7	2,170	2.9
November	2,232	2.6	2,251	3.2	2,213	2.0
December	2,283	2.3	2,316	2.9	2,245	1.5
1998—						
January	n.y.a.	n.y.a.	2,369	2.3	2,262	0.7

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1998 seasonally adjusted estimate			
			is up 8% on December 1997		is down 8% on December 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
July	2,737	3.3	2,736	3.3	2,744	3.6
August	2,834	3.6	2,834	3.6	2,848	3.8
September	2,910	2.7	2,910	2.7	2,917	2.4
October	2,957	1.6	2,955	1.6	2,936	0.6
November	2,981	0.8	2,980	0.8	2,916	-0.7
December	2,988	0.2	2,996	0.5	2,876	-1.4
1998—						
January	n.y.a.	n.y.a.	3,013	0.6	2,831	-1.6

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-December	6,123	67	6,190	2,850	239	3,089	460	9,432	307	9,739
1997-98										
July-December	9,745	149	9,894	3,197	243	3,440	478	13,419	393	13,812
1996—										
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
December	1,610	55	1,665	462	16	478	60	2,132	71	2,203
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-December	8,977	110	9,087	3,117	283	3,400	497	12,587	397	12,984
1997-98										
July-December	13,354	199	13,553	3,380	347	3,727	492	17,225	547	17,772
1996—										
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
December	2,173	61	2,234	502	29	531	65	2,740	90	2,830

(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-December 1997-98	690.8	6.3	697.2	290.7	14.5	305.2	981.5	20.8	1,002.4	262.4	728.4	1,000.0	1,959.9	2,264.7
July-December	1,110.9	13.1	1,124.0	325.8	18.1	343.9	1,436.7	31.2	1,467.9	335.6	1,244.8	1,412.8	2,998.1	3,216.3
1996—														
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
December	182.1	5.1	187.3	50.0	1.0	50.9	232.1	6.1	238.2	43.6	440.7	450.6	713.7	732.3
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-December 1997-98	967.3	9.9	977.2	309.1	17.5	326.6	1,276.4	27.4	1,303.8	327.9	879.0	1,231.2	2,465.6	2,862.9
July-December	1,481.1	17.8	1,498.8	339.9	24.1	364.0	1,821.0	41.8	1,862.8	412.3	1,405.9	1,651.4	3,614.1	3,926.5
1996—														
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
December	240.6	6.2	246.8	52.9	1.7	54.6	293.5	7.9	301.4	55.6	456.7	470.2	800.2	827.2

(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						
1996—						
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
1997—						
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
December	2,315	2,364	2,711	2,835	297.1	59.4
TREND ESTIMATES						
1996—						
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
1997—						
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	1,945	1,954	2,592	2,648	279.8	71.2
July	1,979	1,993	2,665	2,736	284.2	72.1
August	2,035	2,057	2,747	2,834	291.5	72.1
September	2,107	2,138	2,809	2,910	300.2	70.7
October	2,175	2,214	2,845	2,957	307.8	68.1
November	2,232	2,276	2,862	2,981	313.6	65.3
December	2,283	2,332	2,864	2,988	318.9	61.5

(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	781.2	2,762.3	664.5	2,219.5	3,350.5	5,663.8	6,777.4
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	580.6	847.5	1,338.4	1,602.5
1997—									
Mar. qtr.	490.1	497.2	189.9	687.1	173.1	639.2	955.1	1,509.0	1,815.4
June qtr.	585.8	590.4	206.7	797.2	191.6	533.9	929.8	1,530.3	1,918.6
Sept. qtr.	676.6	679.5	193.4	872.9	193.0	612.7	755.4	1,676.2	1,821.4

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

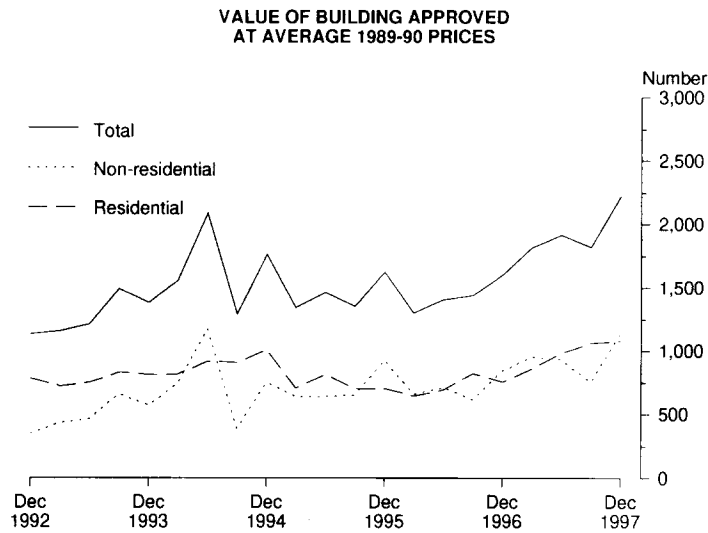


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(**\$ million**)

Class of building	1995-96	1996-97	July-December		1997		
			1996-97	1997-98	October	November	December
PRIVATE SECTOR							
New houses	1,845.2	2,149.1	967.3	1,481.1	244.0	252.7	240.6
New other residential buildings	325.9	644.3	309.1	339.9	29.8	101.9	52.9
<i>Total new residential building</i>	<i>2,171.1</i>	<i>2,793.3</i>	<i>1,276.4</i>	<i>1,821.0</i>	<i>273.8</i>	<i>354.6</i>	<i>293.5</i>
Alterations and additions to residential buildings	555.8	693.9	310.2	387.1	76.0	56.8	50.0
Hotels, etc.	135.2	156.0	105.1	150.4	11.4	99.6	4.1
Shops	365.0	372.9	156.2	229.0	82.0	20.6	11.5
Factories	227.6	352.5	158.9	120.8	26.8	24.4	16.6
Offices	301.0	277.7	143.4	172.4	18.0	15.4	38.4
Other business premises	265.1	336.3	150.6	178.1	35.9	26.1	14.2
Educational	80.6	72.7	38.2	54.4	10.4	6.1	9.6
Religious	7.5	15.4	5.6	10.5	1.9	3.4	0.4
Health	68.6	127.6	44.6	50.3	1.4	3.2	3.3
Entertainment and recreational	136.2	47.1	29.4	409.2	12.1	12.1	354.0
Miscellaneous	134.7	121.5	46.9	30.8	5.0	2.7	4.6
<i>Total non-residential building</i>	<i>1,721.6</i>	<i>1,879.7</i>	<i>879.0</i>	<i>1,405.9</i>	<i>204.8</i>	<i>213.5</i>	<i>456.7</i>
Total	4,448.5	5,366.9	2,465.6	3,614.1	554.6	624.9	800.2
PUBLIC SECTOR							
New houses	42.2	22.8	9.9	17.8	5.0	3.3	6.2
New other residential buildings	66.4	23.8	17.5	24.1	4.2	4.2	1.7
<i>Total new residential building</i>	<i>108.7</i>	<i>46.6</i>	<i>27.4</i>	<i>41.8</i>	<i>9.2</i>	<i>7.5</i>	<i>7.9</i>
Alterations and additions to residential buildings	34.3	34.6	17.6	25.2	8.4	3.3	5.5
Hotels, etc.	1.2	1.7	0.5	0.1	—	—	0.1
Shops	25.5	18.3	9.1	2.3	—	0.1	0.4
Factories	3.0	21.3	20.1	2.5	0.4	0.1	—
Offices	118.0	126.9	74.2	28.0	8.7	2.5	1.8
Other business premises	75.7	64.7	4.0	17.9	4.2	0.2	0.4
Educational	284.3	338.6	78.8	68.1	24.4	10.8	6.8
Religious	—	—	—	—	—	—	—
Health	68.0	130.2	105.3	97.3	32.5	14.2	1.4
Entertainment and recreational	115.3	43.2	21.9	17.4	3.5	4.9	1.8
Miscellaneous	39.9	215.1	38.3	11.9	0.6	0.9	0.8
<i>Total non-residential building</i>	<i>730.8</i>	<i>960.1</i>	<i>352.3</i>	<i>245.4</i>	<i>74.4</i>	<i>33.7</i>	<i>13.6</i>
Total	873.8	1,041.3	397.3	312.4	92.1	44.6	27.0
TOTAL							
New houses	1,887.4	2,171.9	977.2	1,498.8	249.1	256.0	246.8
New other residential buildings	392.3	668.1	326.6	364.0	34.0	106.1	54.6
<i>Total new residential building</i>	<i>2,279.7</i>	<i>2,839.9</i>	<i>1,303.8</i>	<i>1,862.8</i>	<i>283.0</i>	<i>362.1</i>	<i>301.4</i>
Alterations and additions to residential buildings	590.1	728.5	327.9	412.3	84.4	60.1	55.6
Hotels, etc.	136.4	157.7	105.6	150.6	11.4	99.6	4.2
Shops	390.4	391.1	165.4	231.3	82.0	20.7	11.9
Factories	230.6	373.8	179.0	123.3	27.3	24.5	16.6
Offices	419.0	404.7	217.6	200.4	26.6	17.9	40.2
Other business premises	340.8	401.1	154.6	195.9	40.1	26.3	14.6
Educational	364.9	411.3	117.1	122.5	34.8	16.9	16.4
Religious	7.5	15.4	5.6	10.5	1.9	3.4	0.4
Health	136.6	257.8	149.9	147.6	33.9	17.5	4.7
Entertainment and recreational	251.5	90.2	51.3	426.6	15.6	17.0	355.8
Miscellaneous	174.6	336.6	85.2	42.7	5.6	3.6	5.4
<i>Total non-residential building</i>	<i>2,452.4</i>	<i>2,839.8</i>	<i>1,231.2</i>	<i>1,651.4</i>	<i>279.2</i>	<i>247.3</i>	<i>470.2</i>
Total	5,322.3	6,408.2	2,862.9	3,926.5	646.7	669.5	827.2

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 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
December	9	0.7	—	—	2	1.2	2	2.4	—	—	13	4.2
SHOPS												
1997 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
December	44	4.2	11	3.2	4	2.8	1	1.8	—	—	60	11.9
FACTORIES												
1997 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
December	30	3.2	25	6.5	5	3.0	2	3.8	—	—	62	16.6
OFFICES												
1997 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
December	47	4.5	14	4.1	4	2.8	—	—	2	28.8	67	40.2
OTHER BUSINESS PREMISES												
1997 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
December	31	2.9	13	3.8	9	5.6	2	2.3	—	—	55	14.6
EDUCATIONAL												
1997 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
December	17	1.4	16	5.0	3	2.0	5	7.9	—	—	41	16.4
RELIGIOUS												
1997 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
December	—	—	2	0.4	—	—	—	—	—	—	2	0.4
HEALTH												
1997 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
December	9	0.9	1	0.4	1	0.9	2	2.6	—	—	13	4.7
ENTERTAINMENT AND RECREATIONAL												
1997 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
December	6	0.7	3	0.9	2	1.4	1	1.9	1	351.0	13	355.8
MISCELLANEOUS												
1997 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
December	13	1.3	7	1.7	2	1.1	1	1.3	—	—	23	5.4
TOTAL NON-RESIDENTIAL BUILDING												
1997 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
December	206	19.8	92	26.0	32	20.7	16	24.0	3	379.8	349	470.2

**TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS, DECEMBER 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	54	7,184	1	75	55	7,259
Brick-veneer	1,384	156,960	32	2,756	1,416	159,715
Timber	93	8,716	3	157	96	8,873
Fibre cement	7	515	—	—	7	515
Steel, aluminium or other materials	25	2,626	—	—	25	2,626
Not stated	47	6,126	19	2,137	66	8,263
<i>Total houses</i>	<i>1,610</i>	<i>182,127</i>	<i>55</i>	<i>5,125</i>	<i>1,665</i>	<i>187,252</i>
<i>Other residential buildings</i>	<i>462</i>	<i>49,956</i>	<i>16</i>	<i>963</i>	<i>478</i>	<i>50,919</i>
Total residential buildings	2,072	232,083	71	6,088	2,143	238,171
REST OF VICTORIA (b)						
Houses —						
Brick, stone or concrete	23	2,574	—	—	23	2,574
Brick-veneer	398	43,829	1	65	399	43,894
Timber	83	7,059	—	—	83	7,059
Fibre cement	14	875	—	—	14	875
Steel, aluminium or other materials	25	2,335	—	—	25	2,335
Not stated	20	1,821	5	984	25	2,805
<i>Total houses</i>	<i>563</i>	<i>58,493</i>	<i>6</i>	<i>1,049</i>	<i>569</i>	<i>59,542</i>
<i>Other residential buildings</i>	<i>40</i>	<i>2,944</i>	<i>13</i>	<i>719</i>	<i>53</i>	<i>3,662</i>
Total residential buildings	603	61,437	19	1,767	622	63,204
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	77	9,759	1	75	78	9,834
Brick-veneer	1,782	200,788	33	2,821	1,815	203,609
Timber	176	15,774	3	157	179	15,931
Fibre cement	21	1,391	—	—	21	1,391
Steel, aluminium or other materials	50	4,961	—	—	50	4,961
Not stated	67	7,947	24	3,121	91	11,068
<i>Total houses</i>	<i>2,173</i>	<i>240,620</i>	<i>61</i>	<i>6,173</i>	<i>2,234</i>	<i>246,794</i>
<i>Other residential buildings</i>	<i>502</i>	<i>52,899</i>	<i>29</i>	<i>1,682</i>	<i>531</i>	<i>54,581</i>
Total residential buildings	2,675	293,520	90	7,855	2,765	301,375

(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), DECEMBER 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	11	2	1,218	3	—	180	1,012	65	65	2,475
North	8	—	874	—	—	—	393	2,405	2,405	3,673
Total	19	2	2,092	3	—	180	1,405	2,470	2,470	6,148
Bayside (C)										
Brighton	13	—	2,491	12	2	2,040	930	615	615	6,076
South	27	—	3,731	5	—	486	1,414	1,300	1,300	6,931
Total	40	—	6,222	17	2	2,526	2,344	1,915	1,915	13,007
Boroondara (C)										
Camberwell North	21	—	3,605	6	—	750	1,098	181	181	5,633
Camberwell South	12	—	1,692	14	—	1,594	1,876	630	970	6,132
Hawthorn	1	—	120	4	—	490	1,340	2,228	2,228	4,178
Kew	3	—	577	4	—	315	365	260	1,050	2,307
Total	37	—	5,995	28	—	3,149	4,679	3,299	4,429	18,251
Brimbank (C)										
Keilor	73	—	8,373	7	—	530	274	530	530	9,707
Sunshine	17	—	1,717	2	—	100	201	3,555	3,555	5,573
Total	90	—	10,091	9	—	630	475	4,085	4,085	15,280
Cardinia (S)										
North	9	—	934	—	—	—	285	—	79	1,298
Pakenham	31	—	2,531	—	—	—	210	1,146	1,146	3,887
South	3	—	328	—	—	—	45	—	—	373
Total	43	—	3,793	—	—	—	540	1,146	1,225	5,557
Casey (C)										
Berwick	136	1	13,764	—	—	—	624	250	720	15,108
Cranbourne	27	—	2,203	—	—	—	465	2,066	2,066	4,735
Hallam	33	—	4,146	—	—	—	360	995	2,995	7,501
South	5	—	478	—	—	—	131	200	200	809
Total	201	1	20,591	—	—	—	1,580	3,511	5,981	28,152
Darebin (C)										
Northcote	9	—	734	2	—	104	839	1,778	1,778	3,456
Preston	26	—	3,144	14	4	1,149	546	460	460	5,299
Total	35	—	3,878	16	4	1,253	1,385	2,238	2,238	8,754
Frankston (C)										
East	42	—	3,942	2	—	120	178	—	—	4,241
West	30	—	3,449	8	—	420	977	2,110	2,257	7,104
Total	72	—	7,391	10	—	540	1,156	2,110	2,257	11,344
Glen Eira (C)										
Caulfield	24	—	3,067	17	—	1,435	1,607	—	—	6,109
South	9	—	1,201	5	—	390	553	515	515	2,659
Total	33	—	4,268	22	—	1,825	2,160	515	515	8,768
Greater Dandenong (C)										
Dandenong	3	4	978	14	—	659	526	2,407	3,167	5,330
Balance	19	13	2,780	6	—	339	359	3,951	3,951	7,428
Total	22	17	3,758	20	—	998	885	6,357	7,117	12,758
Hobsons Bay (C)										
Altona	44	—	4,377	3	—	150	145	3,140	3,370	8,042
Williamstown	20	—	3,085	—	—	—	653	330	515	4,253
Total	64	—	7,462	3	—	150	798	3,470	3,885	12,295
Hume (C)										
Broadmeadows	19	—	2,079	—	—	—	102	1,435	1,435	3,616
Craigieburn	38	—	4,751	—	—	—	167	—	—	4,918
Sunbury	21	2	2,636	—	—	—	199	225	225	3,060
Total	78	2	9,466	—	—	—	468	1,660	1,660	11,594
Kingston (C)										
North	43	—	3,896	17	—	1,316	948	2,460	2,460	8,620
South	45	—	4,178	2	—	199	412	—	—	4,788
Total	88	—	8,074	19	—	1,514	1,360	2,460	2,460	13,408

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 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	64	1	5,686	4	—	213	767	25,589	25,589	32,255
South	54	—	6,904	—	—	—	438	1,224	1,224	8,566
Total	118	1	12,590	4	—	213	1,205	26,813	26,813	40,821
Manningham (C)										
East	12	—	1,732	—	—	—	317	80	80	2,129
West	40	—	6,651	17	—	1,852	585	1,123	1,123	10,211
Total	52	—	8,383	17	—	1,852	902	1,203	1,203	12,340
Maribyrnong (C)	20	12	3,494	11	4	924	286	520	605	5,309
Maroondah (C)										
Croydon	24	—	2,417	—	—	—	221	50	50	2,688
Ringwood	22	1	1,995	11	—	777	304	200	200	3,276
Total	46	1	4,412	11	—	777	526	250	250	5,964
Melbourne (C)										
Inner	—	—	—	—	—	—	340	2,211	2,368	2,708
Remainder	7	—	1,124	7	—	2,200	2,748	351,640	354,780	360,852
Total	7	—	1,124	7	—	2,200	3,088	353,851	357,147	363,559
Melton (S)										
East	19	—	2,586	—	—	—	27	—	—	2,613
Balance	9	—	846	—	—	—	117	1,500	1,500	2,463
Total	28	—	3,431	—	—	—	144	1,500	1,500	5,075
Monash (C)										
South-West	16	—	1,723	9	2	713	623	540	1,180	4,238
Waverley East	23	—	2,362	2	—	100	251	—	—	2,713
Waverley West	15	—	1,715	4	—	375	919	314	314	3,323
Total	54	—	5,800	15	2	1,188	1,793	854	1,494	10,275
Moonee Valley (C)										
Essendon	14	—	1,853	9	2	945	1,235	600	700	4,733
West	10	—	1,038	9	—	580	235	—	—	1,853
Total	24	—	2,891	18	2	1,525	1,470	600	700	6,586
Moreland (C)										
Brunswick	5	1	385	3	2	250	985	758	758	2,378
Coburg	5	—	606	4	—	240	777	265	465	2,088
North	17	2	1,827	—	—	—	150	—	—	1,977
Total	27	3	2,818	7	2	490	1,912	1,023	1,223	6,443
Mornington Peninsula (S)										
East	22	—	2,102	3	—	150	193	365	365	2,810
South	48	—	5,067	—	—	—	338	495	495	5,900
West	36	2	4,454	2	—	182	597	178	178	5,412
Total	106	2	11,623	5	—	332	1,129	1,038	1,038	14,122
Nillumbik (S)										
South	5	—	617	—	—	—	384	—	—	1,001
South-West	14	—	1,552	—	—	—	110	—	—	1,662
Balance	1	—	100	—	—	—	20	—	—	120
Total	20	—	2,269	—	—	—	514	—	—	2,783
Port Phillip (C)										
St Kilda	7	—	785	7	—	700	1,685	530	530	3,700
West	1	12	1,446	46	—	10,832	1,346	1,680	1,680	15,304
Total	8	12	2,231	53	—	11,532	3,031	2,210	2,210	19,004
Stonnington (C)										
Prahan	5	—	1,081	6	—	880	1,533	410	760	4,254
Malvern	13	—	2,796	12	—	2,933	1,641	870	870	8,241
Total	18	—	3,877	18	—	3,813	3,174	1,280	1,630	12,495
Whitehorse (C)										
Box Hill	18	—	2,035	8	—	667	761	1,279	1,329	4,792
Nunawading East	11	—	1,575	23	—	1,460	344	410	410	3,789
Nunawading West	31	—	3,692	8	—	502	352	700	700	5,246
Total	60	—	7,302	39	—	2,629	1,457	2,390	2,440	13,827

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 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	12	—	1,392	14	—	700	225	60	60	2,377
South	61	—	6,666	8	—	600	260	964	1,014	8,540
<i>Total</i>	73	—	8,058	22	—	1,300	485	1,024	1,074	10,918
Wyndham (C)										
North-East	3	—	496	—	—	—	—	—	—	496
Werribee	48	—	5,130	7	—	570	131	2,165	2,165	7,995
Balance	3	—	326	—	—	—	12	—	100	438
<i>Total</i>	54	—	5,951	7	—	570	143	2,165	2,265	8,929
Yarra (C)										
North	3	1	345	57	—	5,987	1,349	930	930	8,611
Richmond	8	—	705	24	—	2,821	219	7,005	7,005	10,750
<i>Total</i>	11	1	1,050	81	—	8,808	1,568	7,935	7,935	19,362
Yarra Ranges (S) — Pt A (d)										
Central	4	—	371	—	—	—	107	272	272	750
North	7	—	769	—	—	—	25	—	—	794
South-West	51	1	5,728	—	—	—	1,414	519	519	7,661
<i>Total</i>	62	1	6,868	—	—	—	1,546	791	791	9,204
Melbourne (SD)	1,610	55	187,252	462	16	50,919	43,608	440,683	450,555	732,334
BARWON STATISTICAL DIVISION										
Colac-Otway (S)										
Colac	1	—	88	—	—	—	22	50	170	280
North	1	—	51	—	—	—	24	—	—	75
South	—	—	—	—	—	—	120	—	—	120
<i>Total</i>	2	—	139	—	—	—	165	50	170	474
Golden Plains (S)										
North-West	8	—	945	—	—	—	10	—	—	955
South-East	4	—	386	—	—	—	—	—	—	386
<i>Total</i>	12	—	1,331	—	—	—	10	—	—	1,341
Greater Geelong (C)										
Part A										
Bellarine — Inner	9	—	1,051	2	—	120	67	—	—	1,238
Corio — Inner	18	—	1,997	—	—	—	258	—	95	2,350
Geelong	1	—	40	—	—	—	160	1,436	1,436	1,636
Geelong West	1	—	55	—	—	—	55	100	100	210
Newtown	1	—	80	—	—	—	375	60	60	515
South Barwon — Inner	29	—	3,113	10	—	780	405	155	155	4,453
Part B	17	—	1,807	—	—	—	199	—	80	2,087
Part C	—	—	—	—	—	—	30	128	128	158
<i>Total</i>	76	—	8,143	12	—	900	1,519	1,751	1,926	12,488
Queenscliffe (B)	2	—	230	—	—	—	68	—	—	298
Surf Coast (S)										
East	5	—	407	—	—	—	75	—	—	482
West	7	—	707	—	—	—	174	—	—	881
<i>Total</i>	12	—	1,114	—	—	—	249	—	—	1,363
Barwon (SD)	104	—	10,957	12	—	900	2,042	1,929	2,224	16,123

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 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)										
North	1	—	150	—	—	—	206	—	—	356
South	2	—	175	—	—	—	120	—	—	295
Total	3	—	325	—	—	—	326	—	—	651
Glenelg (S)										
Heywood	—	—	—	—	—	—	106	—	—	106
North	1	—	42	—	—	—	104	—	—	146
Portland	—	—	—	—	—	—	376	—	—	376
Total	1	—	42	—	—	—	585	—	—	628
Moyne (S)										
North-East	—	—	—	—	—	—	15	—	—	15
North-West	1	—	145	—	—	—	—	—	—	145
South	5	—	448	—	—	—	130	—	—	578
Total	6	—	593	—	—	—	145	—	—	738
Southern Grampians (S)										
Hamilton	1	—	180	—	—	—	86	—	—	266
Wannon	1	—	90	—	—	—	—	—	—	90
Balance	—	—	—	—	—	—	—	—	—	—
Total	2	—	270	—	—	—	86	—	—	355
Warrnambool (C)	8	—	779	2	—	201	359	200	200	1,540
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
Western District (SD)	20	—	2,009	2	—	201	1,501	200	200	3,911
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	3	—	430	—	—	—	16	—	—	446
Ballarat (C)										
Central	6	—	511	2	—	120	369	507	632	1,632
Inner North	10	—	1,481	—	—	—	223	190	190	1,894
North	1	—	85	—	—	—	—	—	—	85
South	14	—	1,691	—	—	—	70	51	51	1,811
Total	31	—	3,768	2	—	120	662	748	873	5,423
Hepburn (S)										
East	2	—	144	—	—	—	144	—	—	288
West	6	—	489	—	—	—	—	—	—	489
Total	8	—	634	—	—	—	144	—	—	778
Moorabool (S)										
Bacchus Marsh	10	—	1,296	—	—	—	65	125	125	1,486
Ballan	5	—	545	—	—	—	15	—	—	560
West	1	—	120	—	—	—	157	—	—	277
Total	16	—	1,961	—	—	—	236	125	125	2,322
Pyrenees (S)										
North	2	—	110	—	—	—	20	300	300	430
South	1	—	209	—	—	—	—	—	—	209
Total	3	—	319	—	—	—	20	300	300	639
Central Highlands (SD)	61	—	7,111	2	—	120	1,078	1,173	1,298	9,607

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 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)	—	—	—	—	—	—	35	—	80	115
Horsham (RC)										
Central	14	1	1,751	4	—	302	26	375	375	2,454
Balance	6	—	647	—	—	—	20	—	—	667
Total	20	1	2,398	4	—	302	46	375	375	3,121
Northern Grampians (S)										
St Arnaud	1	—	119	—	—	—	—	—	—	119
Stawell	—	2	572	—	—	—	122	—	—	695
Total	1	2	691	—	—	—	122	—	—	814
West Wimmera (S)	1	—	130	—	—	—	36	—	—	166
Yarriambiack (S)										
North	—	—	—	—	—	—	—	—	—	—
South	1	—	120	—	—	—	15	—	—	135
Total	1	—	120	—	—	—	15	—	—	135
Wimmera (SD)	23	3	3,339	4	—	302	254	375	455	4,351
MALLEE STATISTICAL DIVISION										
Buloke (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Gannawarra (S)	3	—	229	—	—	—	157	170	170	556
Mildura (RC)										
Pt A	27	3	2,970	3	4	479	703	2,316	2,666	6,817
Pt B	—	—	—	—	—	—	—	—	—	—
Total	27	3	2,970	3	4	479	703	2,316	2,666	6,817
Swan Hill (RC)										
Central	3	—	303	—	—	—	46	1,357	1,357	1,706
Robinvale	1	—	70	—	—	—	—	—	—	70
Balance	1	—	100	—	—	—	130	—	—	230
Total	5	—	473	—	—	—	176	1,357	1,357	2,006
Mallee (SD)	35	3	3,672	3	4	479	1,036	3,843	4,193	9,379

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 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	4	—	381	—	6	395	—	—	—	776
Balance	1	—	65	—	—	—	91	—	—	156
Total	5	—	446	—	6	395	91	—	—	932
Greater Bendigo (C)										
Part A										
Central	7	—	836	—	—	—	64	750	1,160	2,060
Eaglehawk	3	—	155	—	—	—	52	—	—	207
Inner East	10	—	981	6	—	400	45	—	—	1,426
Inner North	4	—	457	—	—	—	—	—	—	457
Inner West	14	—	1,596	—	—	—	104	200	200	1,900
Strathfieldsaye	8	—	909	—	—	—	54	—	—	963
Part B	4	—	482	—	—	—	138	—	—	620
Total	50	—	5,416	6	—	400	457	950	1,360	7,633
Loddon (S)										
North	1	—	205	—	—	—	—	—	—	205
South	2	—	137	—	—	—	37	400	400	574
Total	3	—	342	—	—	—	37	400	400	779
Macedon Ranges (S)										
Kyneton	2	—	220	—	—	—	36	100	100	356
Romsey	4	—	871	—	—	—	171	250	330	1,371
Balance	7	—	777	—	—	—	117	200	200	1,094
Total	13	—	1,868	—	—	—	324	550	630	2,822
Mount Alexander (S)										
Castlemaine	3	—	341	—	—	—	—	120	120	461
Balance	—	—	—	—	—	—	40	—	—	40
Total	3	—	341	—	—	—	40	120	120	501
Loddon-Campaspe (SD)	74	—	8,413	6	6	795	949	2,020	2,510	12,667

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 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)
GOULBURN STATISTICAL DIVISION										
Campaspe (S)										
Echuca	12	—	1,083	—	—	—	761	—	—	1,844
Kyabram	2	—	220	—	—	—	243	—	—	463
Rochester	8	—	860	—	—	—	17	—	—	877
South	1	—	143	—	—	—	—	—	—	143
<i>Total</i>	23	—	2,306	—	—	—	1,021	—	—	3,327
Delatite (S)										
Benalla	4	—	428	—	—	—	13	57	57	499
North	5	—	516	—	—	—	109	151	151	777
South	2	—	152	—	—	—	30	90	90	272
<i>Total</i>	11	—	1,097	—	—	—	152	298	298	1,547
Greater Shepparton (C)										
Part A	5	—	469	5	—	350	445	—	850	2,114
Part B										
East	5	—	727	—	—	—	11	—	62	800
West	2	—	216	—	—	—	694	100	100	1,011
<i>Total</i>	12	—	1,412	5	—	350	1,150	100	1,012	3,925
Mitchell (S)										
North	2	—	180	—	3	95	23	—	—	298
South	12	—	1,138	—	—	—	230	—	—	1,368
<i>Total</i>	14	—	1,317	—	3	95	253	—	—	1,666
Moira (S)										
East	9	—	923	—	—	—	134	—	—	1,057
West	14	—	1,589	—	—	—	157	70	70	1,816
<i>Total</i>	23	—	2,512	—	—	—	290	70	70	2,872
Murrindindi (S)										
East	8	—	560	—	—	—	182	50	50	792
West	3	—	293	—	—	—	25	80	158	476
<i>Total</i>	11	—	853	—	—	—	207	130	208	1,268
Strathbogrie (S)	—	—	—	—	—	—	—	—	—	—
Goulburn (SD)	94	—	9,498	5	3	445	3,074	598	1,589	14,605
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	12	—	1,281	—	—	—	34	2,610	2,610	3,925
West	—	—	—	—	—	—	—	—	—	—
<i>Total</i>	12	—	1,281	—	—	—	34	2,610	2,610	3,925
Indigo (S)										
Part A	7	—	797	—	—	—	203	—	—	999
Part B	—	—	—	—	—	—	—	—	—	—
<i>Total</i>	7	—	797	—	—	—	203	—	—	999
Wangaratta (RC)										
Central	3	—	366	—	—	—	53	580	580	1,000
North	1	—	80	—	—	—	179	—	—	259
South	—	—	—	—	—	—	—	—	—	—
<i>Total</i>	4	—	446	—	—	—	233	580	580	1,259
Towong (S)										
Part A	—	—	—	—	—	—	20	—	—	20
Part B	—	—	—	—	—	—	—	—	—	—
<i>Total</i>	—	—	—	—	—	—	20	—	—	20
Wodonga (RC)	16	—	1,798	—	—	—	15	2,112	2,192	4,005
Ovens-Murray (SD)	39	—	4,322	—	—	—	504	5,302	5,382	10,208

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 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	11	—	891	6	—	420	127	86	86	1,524
Orbost	8	—	720	—	—	—	88	—	—	808
South-West	1	—	89	—	—	—	35	—	—	124
Balance	—	—	—	—	—	—	12	—	—	12
<i>Total</i>	<i>20</i>	<i>—</i>	<i>1,700</i>	<i>6</i>	<i>—</i>	<i>420</i>	<i>262</i>	<i>86</i>	<i>86</i>	<i>2,468</i>
Wellington (S)										
Alberton	2	—	109	—	—	—	35	—	—	144
Avon	—	—	—	—	—	—	—	—	—	—
Maffra	2	—	140	—	—	—	17	150	150	307
Rosedale	5	—	406	—	—	—	94	—	—	499
Sale	4	—	440	—	—	—	213	—	490	1,144
<i>Total</i>	<i>13</i>	<i>—</i>	<i>1,094</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>359</i>	<i>150</i>	<i>640</i>	<i>2,094</i>
East Gippsland (SD)	33	—	2,794	6	—	420	622	236	726	4,562
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)										
Phillip Island	23	—	1,785	—	—	—	242	140	140	2,167
Balance	12	—	920	—	—	—	75	90	90	1,085
<i>Total</i>	<i>35</i>	<i>—</i>	<i>2,705</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>317</i>	<i>230</i>	<i>230</i>	<i>3,252</i>
Baw Baw (S)										
Part A	2	—	265	—	—	—	10	—	—	275
Part B										
East	1	—	146	—	—	—	60	—	—	206
West	9	—	932	—	—	—	140	—	—	1,072
<i>Total</i>	<i>12</i>	<i>—</i>	<i>1,343</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>210</i>	<i>—</i>	<i>—</i>	<i>1,553</i>
La Trobe (S)										
Moe	1	—	100	—	—	—	68	—	—	168
Morwell	6	—	472	—	—	—	76	—	80	628
Traralgon	12	—	1,499	—	—	—	133	84	784	2,416
Balance	1	—	130	—	—	—	—	—	—	130
<i>Total</i>	<i>20</i>	<i>—</i>	<i>2,201</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>277</i>	<i>84</i>	<i>864</i>	<i>3,342</i>
South Gippsland (S)										
Central	7	—	635	—	—	—	52	—	—	686
East	5	—	373	—	—	—	23	—	—	396
West	1	—	170	—	—	—	31	—	—	201
<i>Total</i>	<i>13</i>	<i>—</i>	<i>1,178</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>105</i>	<i>—</i>	<i>—</i>	<i>1,283</i>
Yarra Ranges (S) — Pt B (d)	—	—	—	—	—	—	—	—	—	—
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	80	—	7,427	—	—	—	909	314	1,094	9,430
VICTORIA										
Victoria	2,173	61	246,794	502	29	54,581	55,577	456,672	470,226	827,178

(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), DECEMBER 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)				
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION										
Greater Geelong (C) —										
— Bellarine — Inner	9	—	1,051	2	—	120	67	—	—	1,238
— Corio — Inner	18	—	1,997	—	—	—	258	—	95	2,350
— Geelong	1	—	40	—	—	—	160	1,436	1,436	1,636
— Geelong West	1	—	55	—	—	—	55	100	100	210
— Newtown	1	—	80	—	—	—	375	60	60	515
— South Barwon — Inner	29	—	3,113	10	—	780	405	155	155	4,453
Greater Geelong City Part A (SSD)	59	—	6,336	12	—	900	1,320	1,751	1,846	10,402
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) —										
— Central	6	—	511	2	—	120	369	507	632	1,632
— Inner North	10	—	1,481	—	—	—	223	190	190	1,894
— North	1	—	85	—	—	—	—	—	—	85
— South	14	—	1,691	—	—	—	70	51	51	1,811
Ballarat City (SSD)	31	—	3,768	2	—	120	662	748	873	5,423
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) — Pt A	27	3	2,970	3	4	479	703	2,316	2,666	6,817
Mildura Rural City Part A (SSD)	27	3	2,970	3	4	479	703	2,316	2,666	6,817
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
— Central	7	—	836	—	—	—	64	750	1,160	2,060
— Eaglehawk	3	—	155	—	—	—	52	—	—	207
— Inner East	10	—	981	6	—	400	45	—	—	1,426
— Inner North	4	—	457	—	—	—	—	—	—	457
— Inner West	14	—	1,596	—	—	—	104	200	200	1,900
— Strathfieldsaye	8	—	909	—	—	—	54	—	—	963
Greater Bendigo City Part A (SSD)	46	—	4,934	6	—	400	319	950	1,360	7,013
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	5	—	469	5	—	350	445	—	850	2,114
Shepparton City Part A (SSD)	5	—	469	5	—	350	445	—	850	2,114
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) — Pt A	7	—	797	—	—	—	203	—	—	999
Towong (S) — Pt A	—	—	—	—	—	—	20	—	—	20
Wodonga (RC)	16	—	1,798	—	—	—	15	2,112	2,192	4,005
Wodonga (SSD)	23	—	2,595	—	—	—	238	2,112	2,192	5,024
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
— Moe	1	—	100	—	—	—	68	—	—	168
— Morwell	6	—	472	—	—	—	76	—	80	628
— Traralgon	12	—	1,499	—	—	—	133	84	784	2,416
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	22	—	2,466	—	—	—	287	84	864	3,617

(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 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
December	47,108	17,956	18,479	26,752	15,935	11,918	800	8,044	3,487	11,645	162,124
1997 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
December	1,135	9,898	13,713	39,433	9,968	13,953	435	2,043	355,612	4,365	450,555
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 October	600	2,028	661	331	370	1,442	—	675	—	80	6,187
November	62	1,325	2,100	233	—	307	—	95	—	—	4,122
December	—	1,929	979	55	378	1,125	—	1,925	698	1,216	8,306
1997 October	—	885	1,130	1,037	50	980	—	—	459	—	4,541
November	—	—	295	—	414	—	—	12,378	260	—	13,347
December	—	510	60	—	989	510	—	—	—	155	2,224
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 October	—	650	330	760	120	342	—	—	—	458	2,660
November	—	160	326	129	150	—	—	3,977	235	—	4,977
December	—	112	50	620	428	—	—	—	135	245	1,590
1997 October	—	1,341	—	75	675	—	90	—	150	280	2,611
November	385	—	80	65	203	220	190	—	—	—	1,143
December	—	—	—	—	200	—	—	—	—	—	200
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 October	85	331	—	97	993	—	—	120	553	—	2,179
November	—	59	—	—	228	—	—	57	2,300	182	2,826
December	—	3,262	221	3,247	234	—	—	—	242	—	7,206
1997 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
December	51	75	315	71	661	—	—	125	—	—	1,298

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 October	—	—	100	228	—	—	—	—	—	—	328
November	—	350	300	—	210	—	—	1,600	179	—	2,639
December	—	—	1,148	—	—	—	—	—	—	—	1,148
1997 October	—	261	80	270	—	163	—	—	—	—	774
November	—	—	50	67	100	—	—	—	80	—	297
December	—	—	300	—	75	—	—	—	—	80	455
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 October	—	—	653	205	210	55	—	255	—	320	1,698
November	—	250	—	—	120	310	—	—	—	—	680
December	—	730	50	160	650	200	—	—	—	—	1,790
1997 October	—	200	85	754	879	314	—	—	—	—	2,232
November	—	—	100	—	392	157	—	470	—	—	1,119
December	—	650	70	550	1,056	517	—	1,250	—	100	4,193
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 October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	70	100	85	198	1,331	427	—	1,073	282	508	4,073
1997 October	—	260	—	97	140	984	—	—	—	—	1,481
November	788	480	450	90	295	—	390	—	339	155	2,987
December	600	350	320	—	100	250	—	410	80	400	2,510
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 October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	—	200	—	—	485	6,100	77	—	—	80	6,942
1997 October	185	465	474	437	1,220	—	80	—	—	850	3,711
November	350	652	150	155	1,165	60	—	—	250	—	2,782
December	90	50	221	—	137	62	—	850	—	178	1,589

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
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 October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	176	—	—	100	—	110	—	—	—	935	1,321
1997 October	75	134	—	—	—	520	—	11,540	—	—	12,269
November	—	140	—	—	175	450	—	318	—	—	1,083
December	2,360	275	1,177	140	1,350	—	—	—	—	80	5,382
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 October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	—	—	80	—	—	200	—	1,800	—	66	2,146
1997 October	—	—	98	311	145	—	—	—	160	—	714
November	—	—	—	287	—	—	—	—	150	750	1,187
December	—	—	235	—	—	343	—	—	147	—	726
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 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
December	—	142	19,661	—	254	4,080	—	692	—	150	24,980
1997 October	—	1,539	3,355	930	290	617	—	—	386	80	7,196
November	—	405	590	130	65	363	—	—	168	290	2,010
December	—	84	140	—	90	730	—	50	—	—	1,094
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 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
December	47,354	24,432	40,753	31,131	19,695	24,160	877	13,535	4,844	14,846	221,628
1997 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
December	4,236	11,892	16,551	40,194	14,626	16,366	435	4,728	355,839	5,358	470,226

(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)
DECEMBER 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	1,665	195	165	360	12	5	101	118	478	2,143
Barwon	104	12	—	12	—	—	—	—	12	116
Western District	20	—	2	2	—	—	—	—	2	22
Central Highlands	61	2	—	2	—	—	—	—	2	63
Wimmera	26	4	—	4	—	—	—	—	4	30
Mallee	38	7	—	7	—	—	—	—	7	45
Loddon	74	6	6	12	—	—	—	—	12	86
Goulburn	94	5	—	5	3	—	—	3	8	102
Ovens-Murray	39	—	—	—	—	—	—	—	—	39
East Gippsland	33	6	—	6	—	—	—	—	6	39
Gippsland	80	—	—	—	—	—	—	—	—	80
Victoria	2,234	237	173	410	15	5	101	121	531	2,765
VALUE (\$'000)										
Melbourne	187,252	14,402	15,078	29,480	975	1,650	18,814	21,439	50,919	238,171
Barwon	10,957	900	—	900	—	—	—	—	900	11,857
Western District	2,009	—	201	201	—	—	—	—	201	2,210
Central Highlands	7,111	120	—	120	—	—	—	—	120	7,231
Wimmera	3,339	302	—	302	—	—	—	—	302	3,642
Mallee	3,672	479	—	479	—	—	—	—	479	4,150
Loddon	8,413	395	400	795	—	—	—	—	795	9,208
Goulburn	9,498	350	—	350	95	—	—	95	445	9,943
Ovens-Murray	4,322	—	—	—	—	—	—	—	—	4,322
East Gippsland	2,794	420	—	420	—	—	—	—	420	3,214
Gippsland	7,427	—	—	—	—	—	—	—	—	7,427
Victoria	246,794	17,368	15,680	33,048	1,070	1,650	18,814	21,534	54,581	301,375

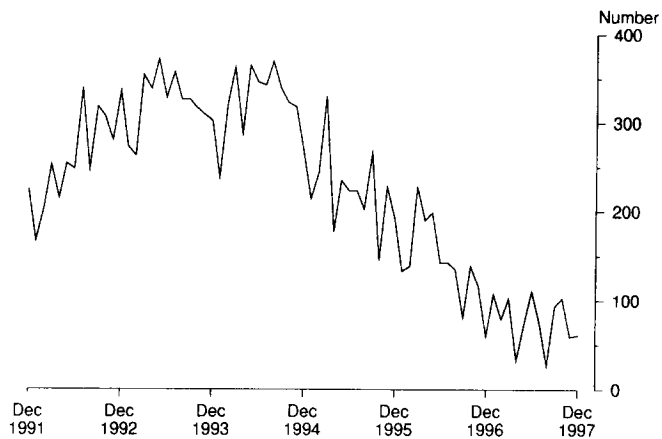
(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

**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 - Dec. 1997-98	Dec. 1997
Melbourne (SD)	1,919	979	345	50
Greater Geelong City Part A (SSD)	70	49	10	—
Barwon (SD)	82	60	16	—
Western District (SD)	26	18	2	2
Ballarat City (SSD) (c)	n.a.	7	13	—
Central Highlands (SD)	39	16	18	—
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.	3	1
Greater Shepparton City Part A (SSD)	7	4	7	—
Goulburn (SD) (c)	n.a.	n.a.	18	—
Wodonga (SSD) (c)	n.a.	n.a.	—	—
Ovens-Murray (SD) (c)	n.a.	n.a.	1	—
East Gippsland (SD) (c)	n.a.	n.a.	6	6
Latrobe Valley (SSD) (c)	n.a.	n.a.	1	—
Gippsland (SD)	57	23	4	2
Victoria	2,292	1,154	417	61

(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**

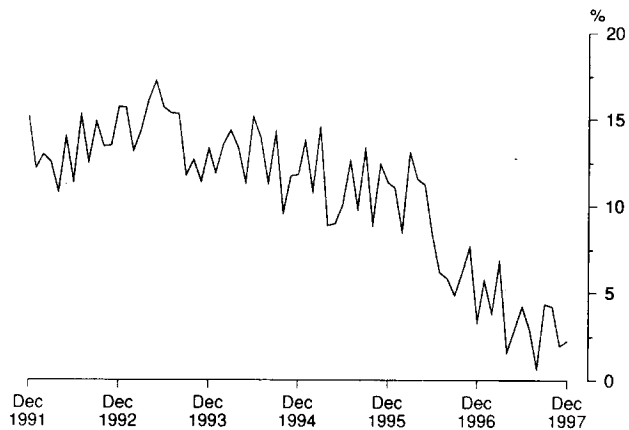


TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area (b) (c)	1995-96	1996-97	July - Dec. 1997-98	Dec. 1997
Banyule (C)				
Heidelberg	n.a.	n.a.	3	—
North	n.a.	n.a.	4	—
Total	n.a.	n.a.	7	—
Bayside (C)				
Brighton	49	27	22	8
South	n.a.	n.a.	19	4
Total	n.a.	n.a.	41	12
Boroondara (C)				
Camberwell North	n.a.	n.a.	9	2
Camberwell South	n.a.	n.a.	3	—
Hawthorn	8	6	2	—
Kew	24	1	4	—
Total	104	29	18	2
Brimbank (C)				
Keilor	n.a.	n.a.	18	—
Sunshine	n.a.	n.a.	11	—
Total	n.a.	n.a.	29	—
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.	6	2
Preston	n.a.	n.a.	3	1
Total	n.a.	n.a.	9	3
Frankston (C)				
East	n.a.	n.a.	—	—
West	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Glen Eira (C)				
Caulfield	87	73	11	1
South	n.a.	n.a.	17	3
Total	n.a.	n.a.	28	4
Greater Dandenong (C)				
Dandenong	9	17	—	—
Balance	n.a.	n.a.	4	1
Total	n.a.	n.a.	4	1
Hobsons Bay (C)				
Altona	n.a.	n.a.	8	2
Williamstown	n.a.	n.a.	4	—
Total	n.a.	n.a.	12	2
Hume (C)				
Broadmeadows	n.a.	n.a.	4	—
Craigieburn	n.a.	n.a.	2	—
Sunbury	n.a.	n.a.	4	2
Total	n.a.	n.a.	10	2
Kingston (C)				
North	n.a.	n.a.	16	2
South	n.a.	n.a.	15	1
Total	n.a.	n.a.	31	3
Knox (C)	n.a.	n.a.	—	—
Manningham (C)	n.a.	n.a.	—	—
Maribyrnong (C)	n.a.	n.a.	8	—
Maroondah (C)				
Croydon	n.a.	n.a.	10	—
Ringwood	n.a.	n.a.	9	2
Total	n.a.	n.a.	19	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.	11	1
Waverley East	n.a.	n.a.	6	2
Waverley West	n.a.	n.a.	13	5
Total	n.a.	n.a.	30	8

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

Statistical local area (b) (c)	1995-96	1996-97	July - Dec. 1997-98	Dec. 1997
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	—
Total	n.a.	n.a.	19	—
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	—
West	n.a.	1	7	—
Total	n.a.	n.a.	11	—
Stonnington (C)				
Prahran	n.a.	n.a.	4	—
Malvern	33	19	12	—
Total	n.a.	n.a.	16	—
Whitehorse (C)				
Box Hill	39	36	6	—
Nunawading East	n.a.	n.a.	9	—
Nunawading West	n.a.	n.a.	12	3
Total	116	78	27	3
Whittlesea (C)				
Wyndham (C)	n.a.	n.a.	—	—
Yarra (C)				
North	n.a.	n.a.	—	—
Richmond	25	14	13	8
Total	n.a.	n.a.	13	8
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	345	50
Rest of Victoria	373	175	72	11
Total Victoria	2,292	1,154	417	61

(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
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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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.. not applicable

— nil or rounded to zero

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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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