

**CATALOGUE NUMBER 8731.2**  
**12 OCTOBER 1995**

## **BUILDING APPROVALS, VICTORIA, AUGUST 1995**

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

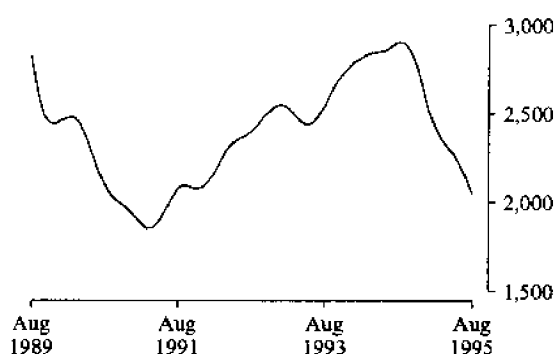
**Full details of the changes made are available in ABS Information Paper *Victorian Local Government Amalgamations 1994-95: Changes to the Australian Standard Geographic Classification (1257.0)*.**

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

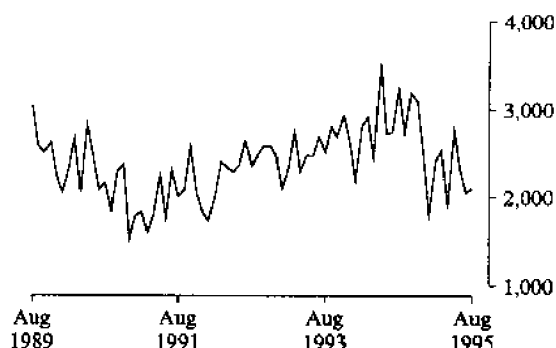
### **MAIN FEATURES**

- The trend estimate of the number of dwelling units approved in August 1995 (2,046) was 4 per cent lower than in July (2,139) and 30 per cent lower than for August 1994 (2,904). The trend estimates have shown 12 consecutive decreases since August 1994.
- In original terms the number of dwelling units approved in August 1995 (2,105) was 2.6 per cent higher than in July 1995, but 35 per cent lower than the figure recorded in August 1994 (3,246).
- The value of non-residential buildings approved, at current prices, for the two months ending 31 August 1995 was \$312.0m, an increase of 62 per cent when compared to the corresponding figure for the two months ending 31 August 1994 (\$192.1m).

**NUMBER OF DWELLING UNITS APPROVED  
TREND ESTIMATES**



**NUMBER OF DWELLING UNITS APPROVED  
ORIGINAL**



### **INQUIRIES**

*For further information about statistics in this publication and the availability of related unpublished statistics, contact Dennis Robson or John Nelson on Melbourne (03) 9615 7000; or any ABS State office.*

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## RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months March 1995 to August 1995.

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

To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates that would result if the movements in the seasonally adjusted estimates for next month (September 1995) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 5 per cent in September 1995, the trend estimate for that month would be 1,657, a movement of -1.9 per cent. The monthly movements in the trend estimates for June, July and August 1995, which are currently estimated to be -2.0, -2.1 and -2.0 per cent respectively, would be revised to -2.0, -2.2 and -2.2 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in September 1995 would produce a trend estimate for that month of 1,592, a movement of -3.2 per cent, with the movements in the trend estimates for June, July and August 1995, being revised to -2.5, -3.1 and -3.4 per cent respectively.

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

	<i>Revised trend estimate if September 1995 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 5% on August 1995</i>		<i>is down 5% on August 1995</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
<b>1995</b>						
March	1,881	-3.4	1,880	-3.5	1,883	-3.4
April	1,836	-2.4	1,833	-2.5	1,839	-2.4
May	1,801	-1.9	1,800	-1.8	1,803	-1.9
June	1,765	-2.0	1,765	-2.0	1,758	-2.5
July	1,727	-2.1	1,726	-2.2	1,703	-3.1
August	1,693	-2.0	1,688	-2.2	1,645	-3.4
September	n.y.a.	n.y.a.	1,657	-1.9	1,592	-3.2

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

	<i>Revised trend estimate if September 1995 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 7% on August 1995</i>		<i>is down 7% on August 1995</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
<b>1995</b>						
March	2,357	-2.6	2,354	-2.7	2,359	-2.5
April	2,315	-1.8	2,310	-1.9	2,319	-1.7
May	2,272	-1.9	2,270	-1.7	2,275	-1.9
June	2,208	-2.1	2,211	-2.6	2,199	-3.3
July	2,139	-3.1	2,137	-3.3	2,099	-4.6
August	2,046	-4.4	2,064	-3.4	1,991	-5.1
September	n.y.a.	n.y.a.	2,013	-2.5	1,903	-4.4

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION (b)										
1992-93	17,104	723	17,827	1,845	163	2,008	6	18,955	886	19,841
1993-94	17,878	585	18,463	2,920	414	3,334	1,152	21,844	1,105	22,949
1994-95	17,816	307	18,123	3,100	581	3,681	1,330	22,240	894	23,134
1994-95										
July-August	3,549	31	3,580	427	10	437	214	4,190	41	4,231
1995-96										
July-August	2,651	103	2,754	173	140	313	14	2,838	243	3,081
1994—										
June	1,580	48	1,628	149	43	192	28	1,757	91	1,848
July	1,706	20	1,726	199	—	199	9	1,914	20	1,934
August	1,843	11	1,854	228	10	238	205	2,276	21	2,297
September	1,760	25	1,785	106	29	135	9	1,875	54	1,929
October	1,726	39	1,765	315	20	335	411	2,452	59	2,511
November	1,834	48	1,882	239	86	325	68	2,141	134	2,275
December	1,336	18	1,354	524	44	568	12	1,872	62	1,934
1995—										
January	1,138	8	1,146	93	80	173	4	1,235	88	1,323
February	1,352	35	1,387	208	98	306	152	1,712	133	1,845
March	1,321	32	1,353	152	45	197	309	1,776	83	1,859
April	1,158	6	1,164	228	4	232	8	1,394	10	1,404
May	1,325	25	1,350	610	96	706	111	2,046	121	2,167
June	1,317	40	1,357	198	69	267	32	1,547	109	1,656
July	1,355	21	1,376	48	71	119	11	1,414	92	1,506
August	1,296	82	1,378	125	69	194	3	1,424	151	1,575
VICTORIA										
1992-93	25,969	1,189	27,158	2,186	227	2,413	12	28,167	1,416	29,583
1993-94	27,227	830	28,057	3,109	584	3,693	1,167	31,396	1,521	32,917
1994-95	25,284	601	25,885	3,225	808	4,033	1,347	29,849	1,416	31,265
1994-95										
July-August	5,181	85	5,266	462	45	507	216	5,859	130	5,989
1995-96										
July-August	3,631	126	3,757	183	199	382	18	3,832	325	4,157
1994—										
June	2,442	52	2,494	162	49	211	29	2,633	101	2,734
July	2,465	48	2,513	219	—	219	11	2,695	48	2,743
August	2,716	37	2,753	243	45	288	205	3,164	82	3,246
September	2,477	49	2,526	120	73	193	13	2,610	122	2,732
October	2,393	46	2,439	315	22	337	413	3,121	68	3,189
November	2,591	81	2,672	273	86	359	70	2,934	167	3,101
December	1,861	63	1,924	528	59	587	14	2,403	122	2,525
1995—										
January	1,573	23	1,596	97	90	187	4	1,674	113	1,787
February	1,861	37	1,898	216	146	362	153	2,230	183	2,413
March	1,954	43	1,997	158	71	229	312	2,417	121	2,538
April	1,585	37	1,622	240	13	253	8	1,833	50	1,883
May	1,902	58	1,960	614	96	710	112	2,628	154	2,782
June	1,906	79	1,985	202	107	309	32	2,140	186	2,326
July	1,829	32	1,861	50	130	180	11	1,890	162	2,052
August	1,802	94	1,896	133	69	202	7	1,942	163	2,105

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes. (b) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onward. For further details please refer to paragraphs 27 to 29 of the explanatory notes.

**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)														
1992-93	1,538.4	42.4	1,580.8	125.3	10.5	135.9	1,663.7	52.9	1,716.7	429.7	858.2	1,138.2	2,951.4	3,284.6
1993-94	1,683.9	40.5	1,724.4	241.8	31.1	272.9	1,925.7	71.6	1,997.3	509.2	1,619.8	2,138.6	4,046.0	4,645.1
1994-95	1,732.4	23.5	1,755.9	380.7	46.4	427.0	2,113.1	69.8	2,182.9	571.9	1,072.3	1,655.8	3,749.0	4,410.6
1994-95 July-August	342.8	2.1	344.9	34.7	0.4	35.1	377.5	2.5	380.0	102.7	112.7	151.5	592.8	634.2
1995-96 July-August	260.8	9.6	270.4	15.6	9.6	25.2	276.4	19.1	295.5	70.3	168.9	239.3	514.2	605.1
1994— June	152.1	4.5	156.6	10.9	2.4	13.3	163.0	6.8	169.9	39.4	556.7	575.5	759.2	784.8
July	161.2	1.3	162.6	19.3	—	19.3	180.6	1.3	181.9	36.4	45.7	59.8	262.6	278.1
August	181.6	0.7	182.3	15.4	0.4	15.8	196.9	1.2	198.1	66.3	67.0	91.7	330.2	356.0
September	172.4	1.5	173.9	13.5	1.8	15.4	185.9	3.4	189.3	41.4	89.9	101.0	317.2	331.7
October	166.4	2.3	168.7	32.8	1.4	34.2	199.2	3.7	202.9	86.0	117.5	296.8	402.7	585.6
November	177.2	3.3	180.5	21.7	6.3	28.0	198.8	9.6	208.5	48.9	107.6	149.1	355.0	406.4
December	129.6	1.6	131.2	110.2	4.4	114.6	239.9	5.9	245.8	27.6	54.7	72.3	322.1	345.6
1995— January	108.7	0.6	109.3	8.9	7.2	16.1	117.6	7.8	125.4	26.7	93.1	124.9	237.0	277.0
February	129.8	3.7	133.5	19.7	5.4	25.1	149.5	9.1	158.6	45.9	149.8	218.2	345.1	422.7
March	123.8	3.3	127.1	11.6	4.4	16.1	135.4	7.7	143.1	70.1	85.0	106.0	289.2	319.2
April	114.1	0.6	114.7	20.9	0.2	21.1	135.0	0.8	135.8	30.2	59.7	91.2	223.9	257.2
May	135.0	1.6	136.6	91.4	10.8	102.2	226.4	12.3	238.8	51.5	118.1	188.8	392.0	479.1
June	132.6	3.0	135.6	15.2	3.9	19.1	147.8	6.9	154.7	41.1	84.4	156.1	271.9	351.9
July	130.5	1.3	131.8	5.7	4.8	10.5	136.2	6.1	142.3	32.8	80.9	94.7	249.0	269.7
August	130.3	8.3	138.6	9.9	4.8	14.7	140.2	13.1	153.3	37.5	87.9	144.7	265.2	335.4
VICTORIA														
1992-93	2,262.5	71.4	2,333.8	145.7	14.6	160.3	2,408.2	86.0	2,494.1	533.0	1,066.2	1,406.3	4,006.9	4,433.4
1993-94	2,465.2	58.8	2,524.0	252.8	40.9	293.7	2,718.0	99.7	2,817.7	623.5	1,853.6	2,502.7	5,186.0	5,943.9
1994-95	2,383.4	41.9	2,425.3	388.8	59.9	448.7	2,772.2	101.8	2,874.0	685.1	1,274.7	1,975.2	4,717.5	5,534.3
1994-95 July-August	479.7	5.2	484.9	36.8	2.4	39.3	516.5	7.6	524.1	121.7	144.4	192.1	782.6	837.9
1995-96 July-August	349.3	11.3	360.5	16.2	12.2	28.4	365.4	23.5	388.9	87.9	228.8	312.0	679.6	788.8
1994— June	227.6	4.8	232.3	11.6	2.8	14.4	239.1	7.6	246.7	49.5	584.2	608.7	872.6	904.9
July	227.2	2.9	230.1	20.3	—	20.3	247.5	2.9	250.5	44.7	64.8	80.6	356.9	375.7
August	252.5	2.2	254.7	16.5	2.4	18.9	269.0	4.7	273.7	77.1	79.6	111.5	425.7	462.2
September	232.9	3.0	235.9	14.2	4.1	18.3	247.1	7.1	254.2	51.2	105.4	119.5	403.7	424.9
October	223.6	2.7	226.3	32.8	1.6	34.4	256.4	4.2	260.6	94.9	134.0	347.3	485.3	702.8
November	243.3	5.3	248.6	23.8	6.3	30.1	267.1	11.6	278.7	60.0	121.2	173.8	447.6	512.4
December	178.2	4.3	182.5	110.5	5.3	115.8	288.7	9.6	298.3	34.6	64.1	89.2	387.3	422.0
1995— January	147.1	1.6	148.7	9.0	7.7	16.7	156.2	9.3	165.4	33.4	105.7	152.7	294.7	351.5
February	175.5	3.9	179.3	20.3	8.3	28.6	195.8	12.2	208.0	54.5	160.0	237.6	410.3	500.1
March	179.0	4.1	183.1	11.9	6.0	17.9	191.0	10.0	201.0	80.8	105.4	132.1	375.9	413.9
April	151.1	2.4	153.6	22.5	0.8	23.3	173.6	3.2	176.8	40.4	76.6	118.6	286.6	335.9
May	188.4	3.5	191.9	91.6	10.8	102.3	280.0	14.3	294.2	62.7	153.9	231.0	491.1	587.9
June	184.6	6.0	190.5	15.4	6.7	22.1	200.0	12.6	212.6	50.8	104.0	181.4	352.4	444.8
July	173.8	2.3	176.1	5.7	7.4	13.2	179.6	9.7	189.3	41.0	111.7	131.4	330.8	361.8
August	175.4	9.0	184.4	10.4	4.8	15.2	185.9	13.8	199.7	46.9	117.1	180.5	348.8	427.1

(a) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onward. For further details please refer to paragraphs 27 to 29 of the explanatory notes.

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

SEASONALLY ADJUSTED AND TREND ESTIMATES (a), VICTORIA						
Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1994 --						
June	2,323	2,445	2,617	2,701	248.5	50.5
July	2,420	2,479	2,623	2,753	245.9	47.3
August	2,454	2,560	2,885	3,045	254.6	74.2
September	2,368	2,398	2,562	2,675	248.5	48.7
October	2,307	2,375	2,992	3,115	253.2	86.5
November	2,396	2,408	2,707	2,842	253.2	52.6
December	2,064	2,132	2,548	2,787	328.9	37.4
1995-						
January	1,992	1,943	2,080	2,088	188.4	41.3
February	1,955	1,954	2,374	2,516	219.4	57.5
March	1,863	1,888	2,364	2,442	191.0	76.3
April	1,871	1,929	2,117	2,169	210.9	46.9
May	1,683	1,780	2,274	2,401	258.3	55.3
June	1,860	1,940	2,179	2,336	216.2	51.1
July	1,814	1,878	1,819	2,033	186.1	44.8
August	1,574	1,736	1,735	1,942	182.3	44.2
TREND ESTIMATES						
1994—						
June	2,392	2,474	2,741	2,854	249.5	49.0
July	2,401	2,487	2,760	2,880	249.9	50.3
August	2,404	2,483	2,775	2,904	253.4	50.7
September	2,384	2,449	2,762	2,900	258.3	49.8
October	2,329	2,376	2,714	2,856	261.2	48.5
November	2,247	2,275	2,631	2,770	258.2	48.0
December	2,146	2,160	2,522	2,649	249.0	48.9
1995—						
January	2,039	2,047	2,409	2,520	237.1	51.2
February	1,948	1,961	2,324	2,421	226.5	54.0
March	1,881	1,908	2,265	2,357	219.0	56.1
April	1,836	1,882	2,214	2,315	215.1	56.2
May	1,801	1,869	2,149	2,272	213.2	54.3
June	1,765	1,854	2,057	2,208	210.2	51.2
July	1,727	1,835	1,959	2,139	205.9	47.9
August	1,693	1,815	1,847	2,046	197.5	44.4

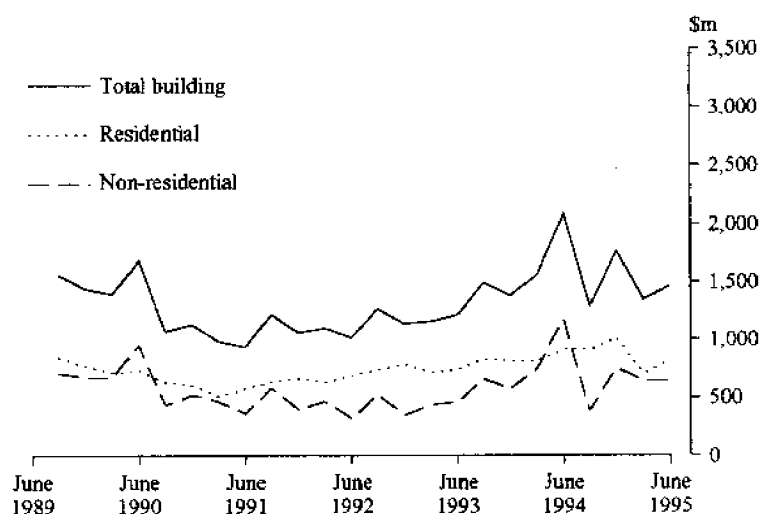
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation. (b) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	2,208.9	2,278.6	200.2	2,478.7	520.4	1,344.8	1,775.1	4,307.5	4,774.3
1993-94	2,354.9	2,411.2	367.3	2,778.5	595.4	2,330.2	3,148.6	5,672.0	6,522.5
1994-95	2,220.1	2,259.0	544.7	2,803.7	637.9	1,567.4	2,428.3	4,964.0	5,869.9
1994—									
Mar. qtr.	569.0	576.1	111.7	687.8	127.1	448.9	746.2	1,237.8	1,561.1
June qtr.	631.8	644.3	91.2	735.5	179.3	1,029.5	1,172.0	1,944.6	2,086.9
Sept. qtr.	666.1	673.6	70.5	744.1	161.6	309.9	386.6	1,215.6	1,292.3
Dec. qtr.	602.9	614.4	219.6	834.0	177.1	393.7	752.4	1,399.9	1,763.5
1995—									
Mar. qtr.	465.4	474.2	76.6	550.8	156.5	455.3	641.0	1,147.4	1,348.3
June qtr.	485.7	496.8	177.9	674.7	142.7	408.4	648.3	1,201.1	1,465.8

(a) See paragraphs 21-26 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

**VALUE OF BUILDING APPROVED AT AVERAGE 1989-1990 PRICES**  
**VICTORIA**



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

Class of building	(₹ million)						
	1993-94	1994-95	July-August		1995		
			1994-95	1995-96	June	July	August
PRIVATE SECTOR							
New houses	2,465.2	2,383.4	479.7	349.3	184.6	173.8	175.4
New other residential buildings	252.8	388.8	36.8	16.2	15.4	5.7	10.4
Total new residential building	2,718.0	2,772.2	516.5	365.4	200.0	179.6	185.9
Alterations and additions to residential buildings	614.4	670.6	121.7	85.4	48.4	39.5	45.8
Hotels, etc.	187.1	47.0	2.8	4.5	1.3	3.1	1.5
Shops	483.6	351.0	27.2	79.7	18.8	41.2	38.6
Factories	161.2	206.8	34.2	30.3	12.7	13.2	17.1
Offices	178.1	238.1	17.3	52.5	25.0	20.0	32.4
Other business premises	225.1	165.0	29.4	29.2	22.0	18.4	10.8
Educational	88.1	77.4	10.9	10.0	7.5	5.6	4.4
Religious	13.9	15.4	2.3	0.4	1.0	0.2	0.2
Health	119.8	49.2	9.6	9.9	4.5	5.4	4.5
Entertainment and recreational	308.7	81.9	5.1	10.2	7.9	3.4	6.8
Miscellaneous	87.9	42.9	5.5	2.0	3.3	1.2	0.9
Total non-residential building	1,853.6	1,274.7	144.4	228.8	104.0	111.7	117.1
Total	5,186.0	4,717.5	782.6	679.6	352.4	330.8	348.8
PUBLIC SECTOR							
New houses	58.8	41.9	5.2	11.3	6.0	2.3	9.0
New other residential buildings	40.9	59.9	2.4	12.2	6.7	7.4	4.8
Total new residential building	99.7	101.8	7.6	23.5	12.6	9.7	13.8
Alterations and additions to residential buildings	9.1	14.4	—	2.6	2.3	1.5	1.1
Hotels, etc.	1.3	1.1	0.1	0.1	—	0.1	—
Shops	3.4	7.7	3.6	2.9	0.5	0.2	2.7
Factories	45.0	12.4	0.3	1.7	0.1	0.2	1.5
Offices	56.2	123.1	2.7	5.8	15.8	1.7	4.1
Other business premises	141.7	53.3	0.5	3.2	1.7	2.5	0.7
Educational	119.6	226.3	23.2	35.9	23.5	9.5	26.4
Religious	—	—	—	—	—	—	—
Health	182.9	71.8	4.0	7.7	8.6	2.2	5.5
Entertainment and recreational	69.5	148.6	12.4	21.1	7.9	1.9	19.2
Miscellaneous	29.5	56.2	1.0	4.8	19.4	1.5	3.2
Total non-residential building	649.1	700.5	47.7	83.2	77.4	19.8	63.4
Total	757.9	816.7	55.3	109.2	92.4	31.0	78.2
TOTAL							
New houses	2,524.0	2,425.3	484.9	360.5	190.5	176.1	184.4
New other residential buildings	293.7	448.7	39.3	28.4	22.1	13.2	15.2
Total new residential building	2,817.7	2,874.0	524.1	388.9	212.6	189.3	199.7
Alterations and additions to residential buildings	623.5	685.1	121.7	87.9	50.8	41.0	46.9
Hotels, etc.	188.4	48.1	2.8	4.6	1.3	3.1	1.5
Shops	487.1	358.8	30.8	82.6	19.3	41.4	41.3
Factories	206.2	219.2	34.5	32.0	12.8	13.4	18.6
Offices	234.3	361.2	20.0	58.3	40.8	21.7	36.5
Other business premises	366.8	218.3	29.9	32.4	23.7	20.9	11.5
Educational	207.7	303.7	34.1	45.9	31.1	15.1	30.8
Religious	13.9	15.4	2.3	0.4	1.0	0.2	0.2
Health	302.7	121.0	13.6	17.6	13.1	7.6	10.0
Entertainment and recreational	378.2	230.4	17.5	31.4	15.8	5.3	26.0
Miscellaneous	117.4	99.0	6.6	6.8	22.6	2.7	4.1
Total non-residential building	2,502.7	1,975.2	192.1	312.0	181.4	131.4	180.5
Total	5,943.9	5,534.3	837.9	788.8	444.8	361.8	427.1

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1995 June	5	0.3	1	0.3	1	0.7	—	—	—	—	7	1.3
July	5	0.4	1	0.4	1	0.7	1	1.7	—	—	8	3.1
August	5	0.7	3	0.8	—	—	—	—	—	—	8	1.5
<b>SHOPS</b>												
1995 June	55	5.1	11	2.9	4	2.5	2	2.8	1	6.0	73	19.3
July	81	6.5	10	3.1	2	1.1	2	7.1	2	23.5	97	41.4
August	77	7.1	12	3.6	2	1.3	9	22.9	1	6.5	101	41.3
<b>FACTORIES</b>												
1995 June	22	2.3	17	4.6	3	2.3	3	3.7	—	—	45	12.8
July	27	2.8	11	3.4	3	2.1	2	5.1	—	—	43	13.4
August	34	3.8	16	4.5	2	1.5	4	8.8	—	—	56	18.6
<b>OFFICES</b>												
1995 June	38	4.0	12	2.7	8	5.6	5	8.1	2	20.4	65	40.8
July	52	5.0	16	4.9	5	3.1	5	8.7	—	—	78	21.7
August	41	3.7	17	4.8	7	5.0	5	8.3	2	14.7	72	36.5
<b>OTHER BUSINESS PREMISES</b>												
1995 June	24	2.3	10	3.0	4	2.2	5	8.1	1	8.0	44	23.7
July	23	2.4	11	3.1	4	2.9	7	12.5	—	—	45	20.9
August	43	4.4	12	4.1	2	1.5	1	1.6	—	—	58	11.5
<b>EDUCATIONAL</b>												
1995 June	16	1.4	6	2.0	2	1.4	7	17.3	1	8.9	32	31.1
July	11	1.1	5	1.5	5	3.2	4	9.4	—	—	25	15.1
August	17	1.8	10	3.1	5	3.1	3	5.8	1	17.0	36	30.8
<b>RELIGIOUS</b>												
1995 June	5	0.6	2	0.4	—	—	—	—	—	—	7	1.0
July	2	0.2	—	—	—	—	—	—	—	—	2	0.2
August	3	0.2	—	—	—	—	—	—	—	—	3	0.2
<b>HEALTH</b>												
1995 June	6	0.7	1	0.2	1	0.9	4	6.3	1	5.0	13	13.1
July	3	0.3	4	1.0	2	1.4	3	5.0	—	—	12	7.6
August	4	0.4	5	1.3	1	0.9	5	7.4	—	—	15	10.0
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1995 June	16	1.5	3	0.9	1	0.8	7	12.7	—	—	27	15.8
July	11	1.1	4	1.0	5	3.3	—	—	—	—	20	5.3
August	16	1.6	6	2.1	5	3.9	1	1.4	2	17.1	30	26.0
<b>MISCELLANEOUS</b>												
1995 June	13	1.2	2	0.7	1	0.9	2	2.9	1	16.9	19	22.6
July	13	1.1	4	1.0	1	0.6	—	—	—	—	18	2.7
August	7	0.5	7	1.9	—	—	1	1.7	—	—	15	4.1
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1995 June	200	19.4	65	17.7	25	17.3	35	61.8	7	65.2	332	181.4
July	228	20.8	66	19.3	28	18.4	24	49.5	2	23.5	348	131.4
August	247	24.2	88	26.1	24	17.1	29	57.9	6	55.3	394	180.5



**TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED  
BY MATERIAL OF OUTER WALLS, AUGUST 1995**

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>
<b>MELBOURNE STATISTICAL DIVISION (b)</b>						
Houses —						
Brick, stone or concrete	8	920	—	—	8	920
Brick-veneer	809	81,683	60	6,578	869	88,260
Timber	18	1,387	—	—	18	1,387
Fibre cement	1	20	—	—	1	20
Steel, aluminium or other materials	2	101	—	—	2	101
Not stated	458	46,151	22	1,712	480	47,862
<i>Total houses</i>	<i>1,296</i>	<i>130,261</i>	<i>82</i>	<i>8,289</i>	<i>1,378</i>	<i>138,550</i>
<i>Other residential buildings</i>	<i>125</i>	<i>9,918</i>	<i>69</i>	<i>4,790</i>	<i>194</i>	<i>14,708</i>
<b>Total residential buildings</b>	<b>1,421</b>	<b>140,179</b>	<b>151</b>	<b>13,079</b>	<b>1,572</b>	<b>153,259</b>
<b>REST OF VICTORIA (b)</b>						
Houses —						
Brick, stone or concrete	3	390	—	—	3	390
Brick-veneer	283	27,160	11	695	294	27,855
Timber	30	1,927	—	—	30	1,927
Fibre cement	10	528	—	—	10	528
Steel, aluminium or other materials	17	816	1	10	18	826
Not stated	163	14,361	—	—	163	14,361
<i>Total houses</i>	<i>506</i>	<i>45,183</i>	<i>12</i>	<i>705</i>	<i>518</i>	<i>45,887</i>
<i>Other residential buildings</i>	<i>8</i>	<i>506</i>	<i>—</i>	<i>—</i>	<i>8</i>	<i>506</i>
<b>Total residential buildings</b>	<b>514</b>	<b>45,689</b>	<b>12</b>	<b>705</b>	<b>526</b>	<b>46,393</b>
<b>TOTAL VICTORIA</b>						
Houses —						
Brick, stone or concrete	11	1,310	—	—	11	1,310
Brick-veneer	1,092	108,843	71	7,273	1,163	116,116
Timber	48	3,314	—	—	48	3,314
Fibre cement	11	548	—	—	11	548
Steel, aluminium or other materials	19	917	1	10	20	927
Not stated	621	60,512	22	1,712	643	62,223
<i>Total houses</i>	<i>1,802</i>	<i>175,444</i>	<i>94</i>	<i>8,994</i>	<i>1,896</i>	<i>184,438</i>
<i>Other residential buildings</i>	<i>133</i>	<i>10,424</i>	<i>69</i>	<i>4,790</i>	<i>202</i>	<i>15,214</i>
<b>Total residential buildings</b>	<b>1,935</b>	<b>185,868</b>	<b>163</b>	<b>13,784</b>	<b>2,098</b>	<b>199,652</b>

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

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1995

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	26	49	7,709	7	15	1,260	1,049	550	550	10,568
North	30	—	3,355	—	—	—	615	372	372	4,341
Total	56	49	11,064	7	15	1,260	1,663	922	922	14,909
Bayside (C)										
Brighton	13	—	1,819	—	—	—	321	—	—	2,140
South	17	—	2,219	—	—	—	1,342	—	—	3,561
Total	30	—	4,038	—	—	—	1,663	—	—	5,701
Boroondara (C)										
Camberwell North	17	—	2,825	—	—	—	2,667	323	493	5,985
Camberwell South	24	—	2,904	6	—	900	683	115	115	4,602
Hawthorn	2	—	347	—	—	—	1,650	282	282	2,279
Kew	9	—	1,309	—	—	—	716	2,945	2,945	4,970
Total	52	—	7,386	6	—	900	5,716	3,665	3,835	17,836
Brimbank (C)										
Keilor	42	—	3,580	—	—	—	37	275	275	3,892
Sunshine	36	—	2,845	—	—	—	746	3,279	20,279	23,870
Total	78	—	6,425	—	—	—	783	3,554	20,554	27,762
Cardinia (S)										
Pakenham	18	—	1,292	—	—	—	402	70	70	1,764
South	—	—	—	—	—	—	—	—	—	—
Total	18	—	1,292	—	—	—	402	70	70	1,764
Casey (C)										
Berwick	147	—	13,032	—	—	—	284	2,622	2,622	15,938
South	22	—	1,863	—	—	—	161	805	1,513	3,537
Total	169	—	14,895	—	—	—	445	3,427	4,135	19,475
Darebin (C)										
Northcote	1	2	434	—	—	—	1,089	1,439	1,519	3,041
Preston	14	—	1,093	9	—	640	306	879	879	2,918
Total	15	2	1,527	9	—	640	1,395	2,317	2,397	5,960
Frankston (C)										
East	28	14	3,299	—	—	—	651	1,350	1,350	5,300
West	12	2	1,100	—	—	—	338	180	180	1,618
Total	40	16	4,399	—	—	—	990	1,530	1,530	6,918
Glen Eira (C)										
Caulfield	19	—	2,309	—	—	—	1,681	426	633	4,622
South	12	—	844	2	—	165	702	—	—	1,711
Total	31	—	3,153	2	—	165	2,383	426	633	6,333
Greater Dandenong (C)										
Dandenong	21	—	1,433	—	—	—	555	4,495	4,607	6,595
Balance	5	—	625	—	11	638	141	558	3,770	5,174
Total	26	—	2,058	—	11	638	696	5,053	8,377	11,769
Hobsons Bay (C)										
Altona	31	—	2,021	—	—	—	230	942	942	3,192
Williamstown	26	—	2,868	—	—	—	366	300	358	3,592
Total	57	—	4,889	—	—	—	596	1,242	1,300	6,785
Hume (C)										
Broadmeadows	7	—	460	—	—	—	145	1,013	1,243	1,848
Craigieburn	34	—	3,723	—	—	—	176	55	55	3,954
Sunbury	26	5	2,565	—	—	—	244	100	2,024	4,833
Total	67	5	6,749	—	—	—	565	1,168	3,322	10,635
Kingston (C)										
North	22	—	2,131	6	—	320	731	1,365	1,365	4,547
South	20	—	2,071	6	—	347	247	180	180	2,845
Total	42	—	4,202	12	—	667	978	1,545	1,545	7,392
Knox (C)	58	—	5,889	—	—	—	1,256	1,565	3,227	10,371
Manningham (C)	42	—	5,577	—	—	—	1,350	405	405	7,332
Maribyrnong (C)	17	2	1,507	27	11	2,020	899	3,421	3,421	7,847

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1995—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										
Maroondah (C)										
Croydon	18	—	1,436	—	3	221	526	1,317	1,956	4,138
Ringwood	19	—	1,499	—	—	—	256	427	487	2,242
Total	37	—	2,934	—	3	221	782	1,744	2,443	6,380
Melbourne (C)										
Inner	—	—	—	—	—	—	10	8,309	11,069	11,079
Remainder	—	—	—	19	—	1,290	612	16,190	16,905	18,807
Total	—	—	—	19	—	1,290	622	24,499	27,974	29,886
Melton (S)										
East	14	—	1,410	—	—	—	—	—	—	1,410
Balance	22	—	2,042	—	—	—	171	560	560	2,774
Total	36	—	3,453	—	—	—	171	560	560	4,184
Monash (C)										
South-West	6	—	290	—	—	—	125	—	970	1,385
Waverley East	15	—	1,847	—	—	—	447	—	—	2,294
Waverley West	45	3	5,974	—	—	—	1,036	13,348	13,632	20,642
Total	66	3	8,111	—	—	—	1,608	13,348	14,602	24,321
Moonee Valley (C)										
Essendon	17	—	1,420	4	—	300	1,777	660	730	4,227
West	14	—	1,859	—	—	—	93	—	—	1,952
Total	31	—	3,278	4	—	300	1,870	660	730	6,178
Moreland (C)										
Brunswick	—	—	—	—	—	—	186	50	110	296
Coburg	—	—	—	—	—	—	75	400	400	475
North	3	—	150	—	—	—	—	—	—	150
Total	3	—	150	—	—	—	261	450	510	920
Mornington Peninsula (S)										
East	9	—	962	—	—	—	617	1,071	1,071	2,650
South	44	—	4,581	—	—	—	1,187	4,190	4,490	10,258
West	34	—	3,447	—	—	—	634	—	500	4,581
Total	87	—	8,990	—	—	—	2,438	5,261	6,061	17,489
Nillumbik (S)										
South-West	2	—	260	—	—	—	65	—	—	325
Balance	8	—	1,015	—	—	—	335	—	—	1,350
Total	10	—	1,275	—	—	—	400	—	—	1,675
Port Phillip (C)										
St Kilda	2	—	375	8	—	275	509	660	7,825	8,984
West	2	—	250	2	—	199	1,550	1,341	12,936	14,935
Total	4	—	625	10	—	474	2,059	2,001	20,761	23,919
Stonnington (C)										
Prahan	7	3	1,120	13	—	1,934	638	430	430	4,122
Malvern	9	—	1,720	—	—	—	1,221	1,759	1,759	4,700
Total	16	3	2,840	13	—	1,934	1,859	2,189	2,189	8,822
Whitehorse (C)										
Box Hill	5	—	517	—	—	—	323	—	—	840
Nunawading East	5	—	642	—	—	—	63	—	—	705
Nunawading West	10	—	1,215	—	—	—	317	50	3,813	5,345
Total	20	—	2,374	—	—	—	704	50	3,813	6,890
Whittlesea (C)	59	1	6,622	—	—	—	256	2,450	2,450	9,328
Wyndham (C)	100	—	9,871	—	—	—	171	2,535	3,235	13,277
Yarra (C)										
North	2	—	353	—	29	2,599	727	370	370	4,049
Richmond	1	—	60	16	—	1,600	350	187	1,907	3,917
Total	3	—	413	16	29	4,199	1,077	557	2,277	7,966
Yarra Ranges (S) — Pt A (d)										
Central	1	—	20	—	—	—	74	—	—	94
North	—	—	—	—	—	—	25	—	—	25
South-West	25	1	2,547	—	—	—	1,333	1,325	1,381	5,261
Total	26	1	2,567	—	—	—	1,432	1,325	1,381	5,379
Melbourne (SD)	1,296	82	138,550	125	69	14,708	37,489	87,940	144,659	335,406

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1995—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)				
BARWON STATISTICAL DIVISION										
Colac-Otway (S)										
Colac	1	—	96	—	—	—	69	—	—	165
North	1	—	100	—	—	—	80	—	—	180
South	3	—	262	—	—	—	14	—	—	276
Total	5	—	458	—	—	—	162	—	—	621
Golden Plains (S)										
North-West	6	—	474	—	—	—	93	—	—	566
South-East	4	—	239	—	—	—	197	—	—	436
Total	10	—	713	—	—	—	290	—	—	1,003
Greater Geelong (C)										
Part A										
Bellarine — Inner	8	—	855	—	—	—	12	4,200	5,150	6,017
Corio — Inner	15	—	1,374	—	—	—	212	2,645	2,645	4,231
Geelong	2	8	747	—	—	—	140	920	975	1,862
Geelong West	1	—	280	—	—	—	186	—	—	466
Newtown	5	—	372	—	—	—	177	—	—	549
South Barwon — Inner	21	—	2,079	—	—	—	262	1,350	1,350	3,691
Part B	17	—	1,483	—	—	—	557	—	—	2,040
Part C	1	—	200	—	—	—	147	—	—	347
Total	69	8	7,190	—	—	—	1,545	9,115	10,120	18,855
Queenscliffe (B)	1	—	140	—	—	—	10	—	—	150
Surf Coast (S)										
East	23	—	2,455	4	—	186	320	80	80	3,041
West	2	—	280	4	—	320	60	—	—	660
Total	25	—	2,735	8	—	506	380	80	80	3,701
Barwon (SD)	111	8	11,436	8	—	506	2,535	9,195	10,200	24,677
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S)										
North	1	—	46	—	—	—	105	328	548	699
South	1	—	250	—	—	—	—	1,420	1,420	1,670
Total	2	—	296	—	—	—	105	1,748	1,968	2,369
Glenelg (S)										
Heywood	1	—	55	—	—	—	12	—	107	174
North	—	—	—	—	—	—	—	—	—	—
Portland	1	—	80	—	—	—	—	—	—	80
Total	2	—	135	—	—	—	12	—	107	254
Moyne (S)										
North-East	—	—	—	—	—	—	13	—	—	13
South-West	1	—	80	—	—	—	84	—	—	164
Balance	1	—	51	—	—	—	104	—	160	315
Total	2	—	131	—	—	—	201	—	160	491
Southern Grampians (S)										
Hamilton	4	—	512	—	—	—	22	155	155	689
Wannon	—	—	—	—	—	—	—	—	—	—
Balance	2	—	155	—	—	—	30	—	—	185
Total	6	—	668	—	—	—	52	155	155	874
Warrnambool (C)	12	1	974	—	—	—	277	93	93	1,343
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
Western District (SD)	24	1	2,203	—	—	—	646	1,996	2,483	5,332

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1995—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)				
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	—	—	—	—	—	—	11	—	—	11
Ballarat (C)										
Central	11	—	933	—	—	—	310	617	617	1,861
Inner North	11	—	1,168	—	—	—	45	3,743	3,743	4,957
North	1	—	160	—	—	—	70	—	—	230
South	8	—	805	—	—	—	74	940	1,015	1,894
Total	31	—	3,067	—	—	—	499	5,300	5,375	8,941
Hepburn (S)										
East	4	—	288	—	—	—	85	185	185	558
West	1	—	125	—	—	—	20	—	—	145
Total	5	—	413	—	—	—	105	185	185	703
Moorabool (S)										
Bacchus Marsh	8	—	834	—	—	—	66	108	108	1,007
Ballan	1	—	84	—	—	—	—	—	—	84
West	1	—	80	—	—	—	—	50	50	130
Total	10	—	998	—	—	—	66	158	158	1,221
Pyrenees (S)	3	—	225	—	—	—	50	—	—	275
Central Highlands (SD)	49	—	4,702	—	—	—	731	5,643	5,718	11,151
WIMMERA STATISTICAL DIVISION										
Hindmarsh (S)	1	—	26	—	—	—	41	—	—	67
Horsham (RC)										
Central	8	—	701	—	—	—	34	80	880	1,615
Balance	1	—	20	—	—	—	—	—	—	20
Total	9	—	721	—	—	—	34	80	880	1,635
Northern Grampians (S)										
St Arnaud	—	—	—	—	—	—	—	—	—	—
Stawell	5	—	404	—	—	—	104	250	250	758
Total	5	—	404	—	—	—	104	250	250	758
West Wimmera (S)	—	—	—	—	—	—	60	—	—	60
Yarriambiack (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Wimmera (SD)	15	—	1,151	—	—	—	239	330	1,130	2,519
MALLEE STATISTICAL DIVISION										
Buloke (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Gannawarra (S)	3	1	131	—	—	—	103	—	—	234
Mildura (RC)										
Pt A	13	—	1,280	—	—	—	117	813	1,080	2,476
Pt B	1	—	162	—	—	—	—	—	—	162
Total	14	—	1,442	—	—	—	117	813	1,080	2,638
Swan Hill (RC)										
Central	2	—	190	—	—	—	—	—	—	190
Balance	3	—	239	—	—	—	97	366	366	702
Total	5	—	429	—	—	—	97	366	366	892
Mallee (SD)	22	1	2,002	—	—	—	317	1,179	1,446	3,765

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1995—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	—	319	—	—	—	71	114	114	504
Balance	—	—	—	—	—	—	103	—	—	103
Total	4	—	319	—	—	—	174	114	114	607
Greater Bendigo (C)										
Part A										
Eaglehawk	3	1	329	—	—	—	35	—	—	364
Central	12	—	922	—	—	—	542	570	570	2,034
Huntly — Inner	2	1	241	—	—	—	—	—	—	241
Marong — Inner	11	—	978	—	—	—	47	160	160	1,184
Strathfieldsaye — Inner	19	—	1,749	—	—	—	47	—	—	1,796
Part B	7	—	658	—	—	—	137	—	—	795
Total	54	2	4,877	—	—	—	808	730	730	6,414
Loddon (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Macedon Ranges (S)										
Kyneton	2	—	187	—	—	—	142	150	150	479
Romsey	6	—	536	—	—	—	64	—	—	600
Balance	10	—	975	—	—	—	113	—	—	1,088
Total	18	—	1,697	—	—	—	319	150	150	2,166
Mount Alexander (S)										
Castlemaine	1	—	96	—	—	—	—	—	—	96
Balance	5	—	335	—	—	—	47	—	390	772
Total	6	—	431	—	—	—	47	—	390	868
Loddon-Campaspe (SD)	82	2	7,324	—	—	—	1,348	994	1,384	10,056
GOULBURN STATISTICAL DIVISION										
Campaspe (S)										
Echuca	6	—	824	—	—	—	—	100	100	924
Kyabram	4	—	472	—	—	—	37	—	—	509
Rochester	2	—	200	—	—	—	—	—	—	200
South	—	—	—	—	—	—	13	—	—	13
Total	12	—	1,497	—	—	—	50	100	100	1,647
Delatite (S)										
Benalla	2	—	194	—	—	—	21	—	—	215
North	—	—	—	—	—	—	38	—	—	38
South	3	—	116	—	—	—	30	—	—	146
Total	5	—	310	—	—	—	89	—	—	399
Greater Shepparton (C)										
Part A	10	—	767	—	—	—	180	410	710	1,657
Part B										
East	3	—	336	—	—	—	90	—	80	506
West	—	—	—	—	—	—	15	4,181	4,181	4,196
Total	13	—	1,103	—	—	—	285	4,591	4,971	6,359
Mitchell (S)										
North	2	—	180	—	—	—	65	199	199	443
South	8	—	681	—	—	—	17	425	425	1,123
Total	10	—	861	—	—	—	81	624	624	1,566
Moira (S)	9	—	893	—	—	—	77	133	133	1,103
Murrindindi (S)										
East	—	—	—	—	—	—	60	—	—	60
West	1	—	45	—	—	—	224	—	—	269
Total	1	—	45	—	—	—	284	—	—	329
Strathbogie (S)	1	—	137	—	—	—	15	—	—	152
Goulburn (SD)	51	—	4,845	—	—	—	882	5,447	5,827	11,554

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1995—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)				
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	7	—	624	—	—	—	35	354	354	1,012
West	—	—	—	—	—	—	73	—	—	73
Total	7	—	624	—	—	—	108	354	354	1,085
Indigo (S)										
Part A	3	—	245	—	—	—	252	—	—	497
Part B	1	—	91	—	—	—	62	—	1,099	1,251
Total	4	—	336	—	—	—	314	—	1,099	1,748
Milawa (S)										
North	3	—	295	—	—	—	220	1,015	1,015	1,530
South	1	—	75	—	—	—	—	—	—	75
Wangaratta	20	—	1,271	—	—	—	—	—	—	1,271
Total	24	—	1,641	—	—	—	220	1,015	1,015	2,876
Towong (S)										
Part A	—	—	—	—	—	—	17	—	—	17
Part B	—	—	—	—	—	—	73	—	—	73
Total	—	—	—	—	—	—	90	—	—	90
Wodonga (RC)	24	—	2,305	—	—	—	45	—	357	2,707
Ovens-Murray (SD)	59	—	4,905	—	—	—	777	1,369	2,825	8,507
EAST GIPPSLAND STATISTICAL DIVISION										
East Gippsland (S)										
Bairnsdale	8	—	652	—	—	—	239	300	300	1,191
Orbost	2	—	155	—	—	—	45	—	—	200
South-West	—	—	—	—	—	—	—	—	—	—
Balance	2	—	175	—	—	—	—	—	—	175
Total	12	—	983	—	—	—	284	300	300	1,567
Wellington (S)										
Alberton	3	—	200	—	—	—	27	233	683	910
Avon	1	—	85	—	—	—	150	—	—	235
Maffra	2	—	117	—	—	—	—	323	323	440
Rosedale	4	—	255	—	—	—	55	130	130	440
Sale	4	—	452	—	—	—	—	—	—	452
Total	14	—	1,109	—	—	—	232	686	1,136	2,477
East Gippsland (SD)	26	—	2,091	—	—	—	516	986	1,436	4,043

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1995—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)				
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)										
Phillip Island	12	—	813	—	—	—	107	1,200	1,200	2,120
Balance	9	—	442	—	—	—	199	60	60	701
Total	21	—	1,255	—	—	—	306	1,260	1,260	2,821
Baw Baw (S)										
Part A	1	—	116	—	—	—	25	100	100	241
Part B										
East	—	—	—	—	—	—	—	—	—	—
West	11	—	857	—	—	—	660	120	751	2,267
Total	12	—	973	—	—	—	685	220	851	2,508
La Trobe (S)										
Moe	6	—	615	—	—	—	—	—	—	615
Morwell	5	—	503	—	—	—	65	430	850	1,418
Traralgon	8	—	645	—	—	—	202	126	456	1,303
Balance	2	—	169	—	—	—	—	—	—	169
Total	21	—	1,932	—	—	—	267	556	1,306	3,506
South Gippsland (S)										
Central	10	—	754	—	—	—	35	—	—	789
East	2	—	220	—	—	—	54	—	—	274
West	1	—	95	—	—	—	50	—	—	145
Total	13	—	1,069	—	—	—	139	—	—	1,208
Yarra Ranges (S)— Pt B (d)	—	—	—	—	—	—	—	—	—	—
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	67	—	5,229	—	—	—	1,397	2,036	3,417	10,043
VICTORIA										
Victoria	1,802	94	184,438	133	69	15,214	46,875	117,115	180,525	427,053

(a) For details of changes to Statistical local areas and Statistical Subdivisions, please refer to paragraphs 27 to 29 of the explanatory notes. (b) Excludes Conversions, etc. (c) Details relating to individual classes of building are available on request. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Three of these are included in the Melbourne Statistical Division and one is included in the Gippsland Statistical Division. Approvals data for these SLAs are shown in Table 8 under the relevant Statistical Divisions.



TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS (a), AUGUST 1995

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION										
Greater Geelong (C) —										
— Bellarine — Inner	8	—	855	—	—	—	12	4,200	5,150	6,017
— Corio — Inner	15	—	1,374	—	—	—	212	2,645	2,645	4,231
— Geelong	2	8	747	—	—	—	140	920	975	1,862
— Geelong West	1	—	280	—	—	—	186	—	—	466
— Newtown	5	—	372	—	—	—	177	—	—	549
— South Barwon — Inner	21	—	2,079	—	—	—	262	1,350	1,350	3,691
Greater Geelong City Part A (SSD)	52	8	5,706	—	—	—	989	9,115	10,120	16,815
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) —										
— Central	11	—	933	—	—	—	310	617	617	1,861
— Inner North	11	—	1,168	—	—	—	45	3,743	3,743	4,957
— North	1	—	160	—	—	—	70	—	—	230
— South	8	—	805	—	—	—	74	940	1,015	1,894
Ballarat City (SSD)	31	—	3,067	—	—	—	499	5,300	5,375	8,941
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) — Pt A	13	—	1,280	—	—	—	117	813	1,080	2,476
Mildura Rural City Part A (SSD)	13	—	1,280	—	—	—	117	813	1,080	2,476
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
— Eaglehawk	3	1	329	—	—	—	35	—	—	364
— Central	12	—	922	—	—	—	542	570	570	2,034
— Huntly — Inner	2	1	241	—	—	—	—	—	—	241
— Marong — Inner	11	—	978	—	—	—	47	160	160	1,184
— Strathfieldsaye — Inner	19	—	1,749	—	—	—	47	—	—	1,796
Greater Bendigo City Part A (SSD)	47	2	4,219	—	—	—	671	730	730	5,619
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	10	—	767	—	—	—	180	410	710	1,657
Shepparton City Part A (SSD)	10	—	767	—	—	—	180	410	710	1,657
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) — Pt A	3	—	245	—	—	—	252	—	—	497
Towong (S) — Pt A	—	—	—	—	—	—	17	—	—	17
Wodonga (RC)	24	—	2,305	—	—	—	45	—	357	2,707
Wodonga (SSD)	27	—	2,550	—	—	—	314	—	357	3,221
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
— Moe	6	—	615	—	—	—	—	—	—	615
— Morwell	5	—	503	—	—	—	65	430	850	1,418
— Traralgon	8	—	645	—	—	—	202	126	456	1,303
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	22	—	2,048	—	—	—	292	656	1,406	3,747

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

(c) Details relating to individual classes of building are available on request.

**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>Educa- tional</i>	<i>Religious</i>	<i>Health</i>	<i>Enterta- inment and recreati- onal</i>	<i>Miscel- laneous</i>	<i>Total</i>
<b>MELBOURNE STATISTICAL DIVISION</b>											
1992-93	32,139	130,559	189,191	238,190	139,480	131,063	12,591	104,291	65,528	95,208	1,138,241
1993-94	167,762	441,505	120,873	197,917	332,785	171,926	10,818	257,790	359,444	77,796	2,138,618
1994-95	27,930	314,547	180,794	326,322	186,075	231,103	10,880	84,398	208,521	85,198	1,655,767
1994 June	161,220	28,191	7,156	22,693	100,370	8,922	793	1,643	240,108	4,367	575,462
July	1,435	11,686	10,410	8,070	10,378	8,925	500	2,115	5,207	1,108	59,834
August	590	12,288	20,073	8,056	12,192	12,034	440	10,949	10,882	4,158	91,663
1995 June	430	16,118	9,128	37,317	18,963	25,996	877	10,307	15,032	21,933	156,102
July	2,958	20,513	10,855	18,076	18,455	13,991	237	5,305	2,634	1,654	94,679
August	230	30,271	11,794	34,753	7,101	27,914	50	7,362	21,815	3,370	144,659
<b>BARWON STATISTICAL DIVISION</b>											
1992-93	5,524	3,455	24,387	3,263	6,765	5,690	330	2,598	6,907	3,603	62,523
1993-94	1,650	8,390	12,294	3,564	10,105	4,695	559	5,187	1,071	7,182	54,696
1994-95	11,770	10,598	10,028	9,922	6,010	28,427	685	1,334	8,698	797	88,270
1994 June	480	728	2,650	720	335	100	149	134	460	125	5,882
July	250	325	50	443	135	2,075	—	—	—	—	3,278
August	—	1,539	717	260	176	1,380	—	—	—	184	4,256
1995 June	—	1,906	1,940	570	1,012	1,663	—	120	90	—	7,301
July	50	430	145	1,404	436	—	—	72	110	—	2,647
August	200	5,395	160	1,148	1,817	500	—	900	80	—	10,200
<b>WESTERN DISTRICT STATISTICAL DIVISION</b>											
1992-93	460	324	9,448	563	4,784	1,577	110	65	3,955	2,363	23,648
1993-94	632	1,299	2,161	820	6,609	2,316	632	8,417	506	2,015	25,408
1994-95	100	2,313	3,908	2,075	1,558	2,609	1,000	2,350	2,632	105	18,651
1994 June	200	235	1,218	—	318	—	—	—	—	—	1,971
July	—	50	510	410	210	—	1,000	—	—	105	2,285
August	—	150	190	187	160	570	—	—	642	—	1,900
1995 June	—	147	—	590	350	66	—	—	90	—	1,243
July	—	2,437	130	—	72	800	—	1,110	110	—	4,659
August	376	—	—	93	68	300	159	1,487	—	—	2,483
<b>CENTRAL HIGHLANDS STATISTICAL DIVISION</b>											
1992-93	277	2,377	1,646	3,219	1,964	2,831	190	3,904	5,072	794	22,274
1993-94	865	3,254	2,977	1,078	1,620	6,418	387	1,270	6,138	2,785	26,793
1994-95	4,270	4,679	4,417	7,917	2,273	8,054	410	897	1,065	2,658	36,640
1994 June	—	760	1,227	80	560	—	—	—	190	—	2,817
July	—	1,236	120	—	—	2,902	—	—	—	114	4,372
August	—	500	50	400	—	58	—	—	—	—	1,008
1995 June	60	454	500	—	2,024	—	—	—	265	364	3,667
July	—	145	—	527	265	—	—	147	185	—	1,269
August	352	3,893	108	120	305	600	—	—	340	—	5,718

**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>Educa- tional</i>	<i>Religious</i>	<i>Health</i>	<i>Enterta- inment and recreati- onal</i>	<i>Miscel- laneous</i>	<i>Total</i>
<b>MELBOURNE STATISTICAL DIVISION</b>											
1992-93	32,139	130,559	189,191	238,190	139,480	131,063	12,591	104,291	65,528	95,208	1,138,241
1993-94	167,762	441,505	120,873	197,917	332,785	171,926	10,818	257,790	359,444	77,796	2,138,618
1994-95	27,930	314,547	180,794	326,322	186,075	231,103	10,880	84,398	208,521	85,198	1,655,767
1994 June	161,220	28,191	7,156	22,693	100,370	8,922	793	1,643	240,108	4,367	575,462
July	1,435	11,686	10,410	8,070	10,378	8,925	500	2,115	5,207	1,108	59,834
August	590	12,288	20,073	8,056	12,192	12,034	440	10,949	10,882	4,158	91,663
1995 June	430	16,118	9,128	37,317	18,963	25,996	877	10,307	15,032	21,933	156,102
July	2,958	20,513	10,855	18,076	18,455	13,991	237	5,305	2,634	1,654	94,679
August	230	30,271	11,794	34,753	7,101	27,914	50	7,362	21,815	3,370	144,659
<b>BARWON STATISTICAL DIVISION</b>											
1992-93	5,524	3,455	24,387	3,263	6,765	5,690	330	2,598	6,907	3,603	62,523
1993-94	1,650	8,390	12,294	3,564	10,105	4,695	559	5,187	1,071	7,182	54,696
1994-95	11,770	10,598	10,028	9,922	6,010	28,427	685	1,334	8,698	797	88,270
1994 June	480	728	2,650	720	335	100	149	134	460	125	5,882
July	250	325	50	443	135	2,075	—	—	—	—	3,278
August	—	1,539	717	260	176	1,380	—	—	—	184	4,256
1995 June	—	1,906	1,940	570	1,012	1,663	—	120	90	—	7,301
July	50	430	145	1,404	436	—	—	72	110	—	2,647
August	200	5,395	160	1,148	1,817	500	—	900	80	—	10,200
<b>WESTERN DISTRICT STATISTICAL DIVISION</b>											
1992-93	460	324	9,448	563	4,784	1,577	110	65	3,955	2,363	23,648
1993-94	632	1,299	2,161	820	6,609	2,316	632	8,417	506	2,015	25,408
1994-95	100	2,313	3,908	2,075	1,558	2,609	1,000	2,350	2,632	105	18,651
1994 June	200	235	1,218	—	318	—	—	—	—	—	1,971
July	—	50	510	410	210	—	1,000	—	—	105	2,285
August	—	150	190	187	160	570	—	—	642	—	1,900
1995 June	—	147	—	590	350	66	—	—	90	—	1,243
July	—	2,437	130	—	72	800	—	1,110	110	—	4,659
August	376	—	—	93	68	300	159	1,487	—	—	2,483
<b>CENTRAL HIGHLANDS STATISTICAL DIVISION</b>											
1992-93	277	2,377	1,646	3,219	1,964	2,831	190	3,904	5,072	794	22,274
1993-94	865	3,254	2,977	1,078	1,620	6,418	387	1,270	6,138	2,785	26,793
1994-95	4,270	4,679	4,417	7,917	2,273	8,054	410	897	1,065	2,658	36,640
1994 June	—	760	1,227	80	560	—	—	—	190	—	2,817
July	—	1,236	120	—	—	2,902	—	—	—	114	4,372
August	—	500	50	400	—	58	—	—	—	—	1,008
1995 June	60	454	500	—	2,024	—	—	—	265	364	3,667
July	—	145	—	527	265	—	—	147	185	—	1,269
August	352	3,893	108	120	305	600	—	—	340	—	5,718

**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>Educa- tional</i>	<i>Religious</i>	<i>Health</i>	<i>Enterta- inment and recreati- onal</i>	<i>Miscel- laneous</i>	<i>Total</i>
<b>WIMMERA STATISTICAL DIVISION</b>											
1992-93	1,077	332	115	2,085	390	60	—	64	100	673	4,896
1993-94	883	1,605	7,618	210	816	2,035	—	1,006	580	120	14,874
1994-95	65	490	1,004	216	610	3,437	283	17,786	305	860	25,057
1994 June	—	217	60	—	148	—	—	658	400	120	1,604
July	—	—	—	—	—	—	—	—	—	—	—
August	—	—	—	—	60	—	—	—	—	110	170
1995 June	—	—	—	—	100	—	—	2,084	—	90	2,274
July	—	50	65	105	—	—	—	—	85	82	387
August	—	—	80	—	—	—	—	—	1,050	—	1,130
<b>MALLEE STATISTICAL DIVISION</b>											
1992-93	284	1,406	1,644	495	1,269	354	—	1,934	446	417	8,250
1993-94	83	1,432	280	450	2,343	800	416	1,185	301	1,510	8,801
1994-95	845	1,365	735	1,245	1,123	6,215	—	774	80	86	12,468
1994 June	83	340	—	—	238	300	—	—	—	—	961
July	250	252	60	200	—	300	—	—	—	—	1,062
August	—	60	130	—	310	—	—	—	—	—	500
1995 June	—	120	—	70	163	597	—	—	—	—	950
July	—	80	—	368	962	—	—	230	230	—	1,870
August	—	384	100	150	485	60	—	267	—	—	1,446
<b>LODDON STATISTICAL DIVISION</b>											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
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.
1995 June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	—	17,000	65	185	260	—	—	—	—	—	17,510
August	—	120	214	160	50	390	—	—	450	—	1,384
<b>GOULBURN STATISTICAL DIVISION</b>											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
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.
1995 June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	—	90	908	398	238	55	—	—	507	900	3,095
August	—	99	4,458	70	611	290	—	—	—	300	5,827

**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>Educa- tional</i>	<i>Religious</i>	<i>Health</i>	<i>Enterta- inment and recreati- onal</i>	<i>Miscel- laneous</i>	<i>Total</i>
<b>OVENS MURRAY STATISTICAL DIVISION</b>											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
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.
1995 June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	50	70	—	214	200	261	—	—	—	—	795
August	—	469	1,099	—	—	—	—	—	900	357	2,825
<b>EAST GIPPSLAND STATISTICAL DIVISION</b>											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
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.
1995 June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	—	250	1,231	—	—	—	—	504	540	—	2,525
August	—	476	600	—	80	—	—	—	280	—	1,436
<b>GIPPSLAND STATISTICAL DIVISION</b>											
1992-93	2,101	—	2,996	4,529	2,211	3,583	1,619	682	7,290	580	30,658
1993-94	2,299	—	3,248	14,498	3,584	8,213	154	1,713	1,852	912	40,639
1994-95	1,412	—	6,871	5,081	4,511	3,630	152	284	2,495	3,146	37,337
1994 June	—	—	455	160	500	1,626	—	184	665	110	3,700
July	—	—	—	170	575	689	—	—	150	—	1,982
August	—	—	480	995	—	179	—	—	100	420	2,531
1995 June	700	—	728	152	—	70	—	180	81	—	2,261
July	50	—	—	430	—	—	—	250	910	69	2,000
August	300	—	—	50	970	731	—	—	1,126	80	3,417
<b>TOTAL VICTORIA</b>											
1992-93	47,017	155,112	272,071	259,451	169,113	155,501	16,059	121,215	98,310	112,411	1,406,261
1993-94	188,389	487,069	206,188	234,292	366,837	207,686	13,934	302,668	378,184	117,425	2,502,670
1994-95	48,126	358,756	219,224	361,187	218,315	303,732	15,351	121,046	230,444	99,015	1,975,197
1994 June	162,707	35,975	14,430	27,427	103,869	12,605	1,051	2,619	242,614	5,422	608,719
July	1,935	14,813	11,848	9,748	15,766	15,234	1,570	2,560	5,557	1,597	80,629
August	880	15,989	22,635	10,274	14,169	18,878	730	10,999	11,917	4,983	111,454
1995 June	1,325	19,265	12,831	40,773	23,682	31,061	997	13,062	15,803	22,625	181,425
July	3,108	41,356	13,399	21,707	20,888	15,107	237	7,618	5,311	2,705	131,436
August	1,458	41,266	18,613	36,544	11,486	30,785	209	10,017	26,041	4,107	180,525

(a) As a result of changes to Statistical Division boundaries, data for the periods prior to July 1995 are not directly comparable to data for the periods from July 1995 onward. The Statistical Divisions of Loddon (formerly Loddon-Campaspe), Goulburn, Ovens-Murray, and East Gippsland were significantly affected by the changes, but for the remaining Statistical Divisions the changes were relatively minor. For further details please refer to paragraphs 27 to 29 of the explanatory notes.

**TABLE 11. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION (b)  
AUGUST 1995**

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	1,378	147	14	161	14	13	6	33	194	1,572
Barwon	119	8	—	8	—	—	—	—	8	127
Western District	25	—	—	—	—	—	—	—	—	25
Central Highlands	49	—	—	—	—	—	—	—	—	49
Wimmera	15	—	—	—	—	—	—	—	—	15
Mallee	23	—	—	—	—	—	—	—	—	23
Loddon	84	—	—	—	—	—	—	—	—	84
Goulburn	51	—	—	—	—	—	—	—	—	51
Ovens-Murray	59	—	—	—	—	—	—	—	—	59
East Gippsland	16	—	—	—	—	—	—	—	—	16
Gippsland	67	—	—	—	—	—	—	—	—	67
Victoria	1,896	155	14	169	14	13	6	33	202	2,098
VALUE (\$'000)										
Melbourne	138,550	10,719	960	11,679	654	1,775	600	3,029	14,708	153,259
Barwon	11,436	506	—	506	—	—	—	—	506	11,942
Western District	2,203	—	—	—	—	—	—	—	—	2,203
Central Highlands	4,702	—	—	—	—	—	—	—	—	4,702
Wimmera	1,151	—	—	—	—	—	—	—	—	1,151
Mallee	2,002	—	—	—	—	—	—	—	—	2,002
Loddon	7,324	—	—	—	—	—	—	—	—	7,324
Goulburn	4,845	—	—	—	—	—	—	—	—	4,845
Ovens-Murray	4,905	—	—	—	—	—	—	—	—	4,905
East Gippsland	1,268	—	—	—	—	—	—	—	—	1,268
Gippsland	5,229	—	—	—	—	—	—	—	—	5,229
Victoria	184,438	11,225	960	12,185	654	1,775	600	3,029	15,214	199,652

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

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

<i>Statistical division / subdivision (b)</i>	<i>1993-94</i>	<i>1994-95</i>	<i>July - Aug. 1995-96</i>	<i>Aug. 1995</i>
Melbourne (SD)	3,021	2,672	345	155
Greater Geelong City Part A (SSD)	193	108	14	8
Barwon (SD)	275	164	14	8
Western District (SD)	43	56	5	4
Ballarat City (SSD) (c)	n.a.	45	6	2
Central Highlands (SD)	43	58	7	2
Wimmera (SD)	17	20	3	3
Mildura Rural City Part A (SSD)	48	27	—	—
Mallee (SD)	75	49	2	2
Greater Bendigo City Part A (SSD)	100	54	14	8
Loddon (SD) (c)	n.a.	n.a.	19	10
Greater Shepparton City Part A (SSD)	27	20	2	2
Goulburn (SD) (c)	n.a.	n.a.	10	4
Wodonga (SSD) (c)	n.a.	n.a.	4	3
Ovens-Murray (SD) (c)	n.a.	n.a.	9	8
East Gippsland (SD) (c)	n.a.	n.a.	—	—
Latrobe Valley (SSD) (c)	n.a.	n.a.	10	4
Gippsland (SD)	86	76	13	7
<b>Victoria</b>	<b>3,858</b>	<b>3,382</b>	<b>427</b>	<b>203</b>

(a) Refer to paragraph 8 of the explanatory notes. (b) As a result of changes to Statistical Division and Statistical Subdivision boundaries, data for periods prior to July 1995 are not directly comparable to data for periods from July 1995 onward. For further details please refer to paragraphs 27 to 29 of the explanatory notes. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered.

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

Statistical local area (b) (c)	1993-94	1994-95	July - Aug. 1995-96	Aug. 1995
<b>Banyule (C)</b>				
Heidelberg	n.a.	n.a.	3	2
North	n.a.	n.a.	7	5
Total	n.a.	n.a.	10	7
<b>Bayside (C)</b>				
Brighton	62	87	6	3
South	n.a.	n.a.	11	6
Total	n.a.	n.a.	17	9
<b>Boroondara (C)</b>				
Camberwell North	n.a.	n.a.	5	3
Camberwell South	n.a.	n.a.	6	3
Hawthorn	24	23	—	—
Kew	36	35	10	4
Total	211	174	21	10
<b>Brimbank (C)</b>				
Keilor	n.a.	n.a.	22	14
Sunshine	n.a.	n.a.	1	1
Total	n.a.	n.a.	23	15
<b>Cardinia (S)</b>				
Pakenham	n.a.	n.a.	5	5
South	n.a.	n.a.	—	—
Total	n.a.	n.a.	5	5
<b>Casey (C)</b>				
Berwick	n.a.	n.a.	14	3
South	n.a.	n.a.	—	—
Total	n.a.	n.a.	14	3
<b>Darebin (C)</b>				
Northcote	n.a.	n.a.	5	—
Preston	n.a.	n.a.	10	3
Total	n.a.	n.a.	15	3
<b>Frankston (C)</b>				
East	n.a.	n.a.	4	2
West	n.a.	n.a.	2	—
Total	n.a.	n.a.	6	2
<b>Glen Eira (C)</b>				
Caulfield	86	106	14	4
South	n.a.	n.a.	16	6
Total	n.a.	n.a.	30	10
<b>Greater Dandenong (C)</b>				
Dandenong	34	25	1	1
Balance	n.a.	n.a.	3	—
Total	n.a.	n.a.	4	1
<b>Hobsons Bay (C)</b>				
Altona	n.a.	n.a.	14	4
Williamstown	n.a.	n.a.	3	—
Total	n.a.	n.a.	17	4
<b>Hume (C)</b>				
Broadmeadows	n.a.	n.a.	4	2
Craigieburn	n.a.	n.a.	—	—
Sunbury	n.a.	n.a.	1	1
Total	n.a.	n.a.	5	3
<b>Kingston (C)</b>				
North	n.a.	n.a.	13	6
South	n.a.	n.a.	4	4
Total	n.a.	n.a.	17	10
<b>Knox (C)</b>				
Manningham (C)	n.a.	n.a.	5	1
Maribyrnong (C)	n.a.	n.a.	9	5
Maroondah (C)				
Croydon	n.a.	n.a.	12	6
Ringwood	n.a.	n.a.	3	2
Total	n.a.	n.a.	15	8
<b>Melbourne (C)</b>				
Inner	—	—	—	—
Remainder	n.a.	8	—	—
Total	n.a.	8	—	—
<b>Melton (S)</b>				
East	n.a.	n.a.	—	—
Balance	n.a.	n.a.	2	—
Total	n.a.	n.a.	2	—
<b>Monash (C)</b>				
South-West	n.a.	n.a.	2	2
Waverley East	n.a.	n.a.	10	4
Waverley West	n.a.	n.a.	31	17
Total	n.a.	n.a.	43	23

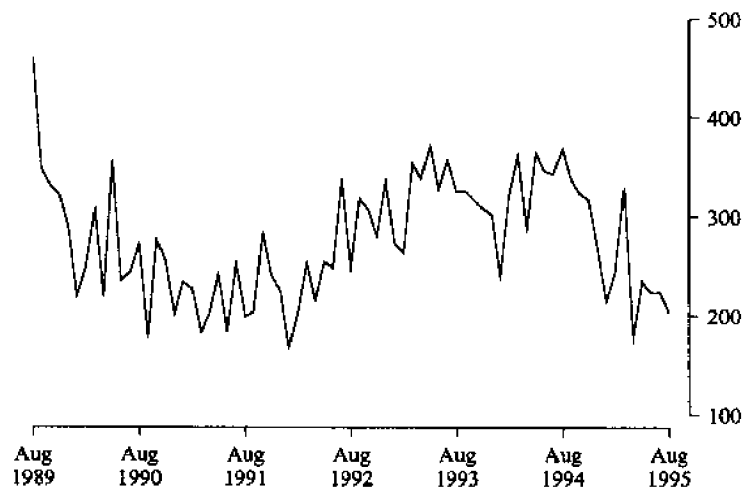


TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED—continued

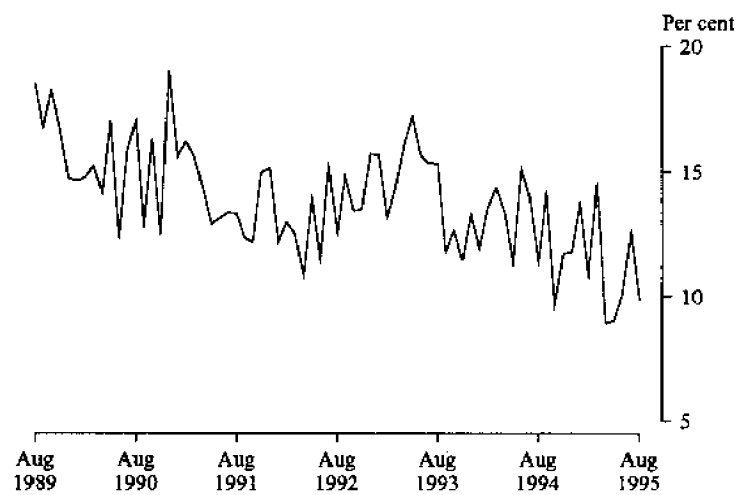
Statistical local area (b) (c)	1993-94	1994-95	July - Aug. 1995-96	Aug. 1995
<b>Moonee Valley (C)</b>				
Essendon	64	55	5	3
West	n.a.	n.a.	4	3
Total	n.a.	n.a.	9	6
<b>Moreland (C)</b>				
Brunswick	27	6	4	—
Coburg	n.a.	n.a.	—	—
North	n.a.	n.a.	—	—
Total	n.a.	n.a.	4	—
<b>Mornington Peninsula (S)</b>				
East	n.a.	n.a.	1	1
South	10	14	2	—
West	n.a.	n.a.	1	—
Total	n.a.	n.a.	4	1
<b>Nillumbik (S)</b>				
South-West	n.a.	n.a.	—	—
Balance	n.a.	n.a.	3	1
Total	n.a.	n.a.	3	1
<b>Port Phillip (C)</b>				
St Kilda	n.a.	n.a.	—	—
West	n.a.	10	3	3
Total	n.a.	n.a.	3	3
<b>Stonnington (C)</b>				
Prahran	n.a.	n.a.	6	4
Malvern	28	59	2	—
Total	n.a.	n.a.	8	4
<b>Whitehorse (C)</b>				
Box Hill	96	69	2	2
Nunawading East	n.a.	n.a.	3	1
Nunawading West	n.a.	n.a.	6	1
Total	213	190	11	4
<b>Whittlesea (C)</b>	n.a.	n.a.	13	3
<b>Wyndham (C)</b>	n.a.	n.a.	5	2
<b>Yarra (C)</b>				
North	n.a.	n.a.	1	1
Richmond	22	29	8	—
Total	n.a.	n.a.	9	1
<b>Yarra Ranges (S) (d)</b>				
Central	1	2	1	1
North	n.a.	n.a.	—	—
South-West	n.a.	n.a.	6	2
Total	n.a.	n.a.	7	3
<b>Melbourne Statistical Division</b>	<b>3,021</b>	<b>2,672</b>	<b>345</b>	<b>155</b>
<b>Rest of Victoria</b>	<b>837</b>	<b>710</b>	<b>82</b>	<b>48</b>
<b>Total Victoria</b>	<b>3,858</b>	<b>3,382</b>	<b>427</b>	<b>203</b>

(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical Local Areas and Statistical Divisions, please refer to paragraphs 27 to 29 of the explanatory notes. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Approvals data for the three SLAs included in the Melbourne Statistical Division are shown in Table 13. The other SLA is included in the Gippsland Statistical Division.

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



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



## EXPLANATORY NOTES

### INTRODUCTION

1 This publication contains monthly details of building work approved. Statistics of building work approved are compiled from:

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

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

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

### SCOPE AND COVERAGE

2 The statistics relate to building activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.) is excluded.

3 In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures, for which building approval was obtained.

4 The statistics include:

- (a) all approved new residential building jobs valued at \$10,000 or more
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more.

### DEFINITIONS

5 A building is defined as a rigid, fixed, and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods, or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

6 A dwelling unit is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential purposes. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation such as motels, hostels, and holiday apartments, are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential building approved.

7 A residential building is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings as follows:

- (a) A house is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics; or
- (b) An other residential building is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes town houses, duplexes, apartment buildings, etc.).

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

- (a) when two new dwelling units are to be erected on one allotment both units are counted.

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

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

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

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

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

#### BUILDING CLASSIFICATION

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

**14** *Functional classification of building - general.* A building is classified according to its intended major function. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to 'Offices', a detached cafeteria building to 'Shops', while factory buildings would be classified to 'Factories'. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'Educational'. Further details of the functional classification may be found in the explanatory notes of the ABS publication *Building Activity, Victoria* (8752.2).

**15** *Functional classification of building - Dwelling Structure Classification (DSC).* A functional classification of buildings based on the Dwelling Structure Classification (DSC) is used by the ABS to provide detailed information on residential building approvals. The DSC was developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc). In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

- (a) semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:
  - one storey.

- two or more storeys.
- (b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
  - one or two storeys;
  - three storeys;
  - four or more storeys.

More details on the DSC are contained in the ABS Information Paper, Dwelling Structure Classification (DSC)(1296.0).

#### GENERAL

**16** For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (such as blocks of flats and multi storey office buildings) approved in particular months, and also by the administrative arrangements of government authorities.

#### SEASONAL ADJUSTMENT

**17** Seasonally adjusted building statistics are shown in Table 3. In the seasonally adjusted series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. As happens with all seasonally adjusted series the seasonal factors are reviewed annually to take account of each additional year's data. The results of the latest review were used to compile the revised seasonally adjusted and trend estimates contained in this bulletin. Regular subscribers can obtain a complimentary copy of the full revised series on request.

**18** Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual month to month movements.

#### TREND ESTIMATES

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

**20** While this technique enables trend estimate data for the latest period to be produced, it does result in revisions to the trend estimate series for the most recent months as additional observations become available. There may also be revision as a result of changes in the original data, and as a result of the re-estimation of the seasonal factors.

#### CONSTANT PRICES

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

**22** Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of base year influences the movements in the constant price series, and the usefulness of such series is diminished if the relative price weights of the base year differ significantly from the price relationships in other periods included in this series. The more remote a base year is from the current period, the less likely that its relative prices will reflect the current situation.

**23** A more detailed discussion of the need for rebasing constant price estimates and factors affecting the choice of base year are contained in the information paper *Change in Base Year of Constant Price Estimates from 1984-85 to 1989-90* (5227.0).

**24** Estimates of the quarterly value of building approvals at average 1989-90 prices are presented for Victoria in Table 4. Monthly value data at constant prices are not available.

**25** Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the

deflators compiled for the dwellings and non-dwelling construction components of the national accounts, aggregate 'Gross fixed capital expenditure'.

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

#### GEOGRAPHICAL CHANGES

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

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

**29** Tables 8, 9 and 13 show approvals statistics according to the new SLA structure for July 1995. Tables 10, 11, 12 and 13 include data for previous periods relating to those geographic areas for which no boundary changes have been made and for SDs to which only minor boundary changes have been made. (Historical data for SDs subject to significant boundary changes can, in some instances, be provided as a special data service. Charges apply for these services.)

#### UNPUBLISHED DATA

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

#### RELATED PUBLICATIONS

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

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

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

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**SYMBOLS AND  
OTHER USAGES**

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

.. not applicable

- nil or rounded down to zero

n.a. not available

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

**STUART JACKSON**

Deputy Commonwealth Statistician



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