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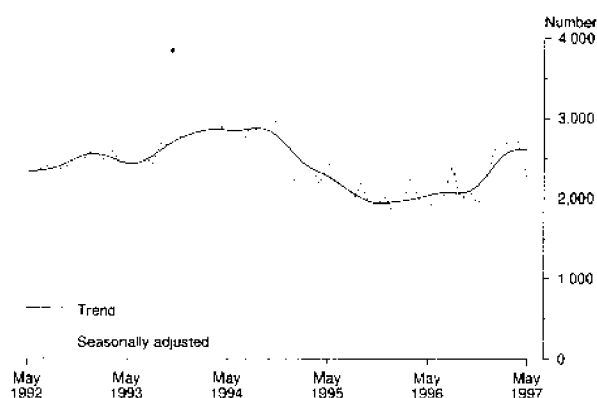
BUILDING APPROVALS, VICTORIA, MAY 1997

MAIN FEATURES

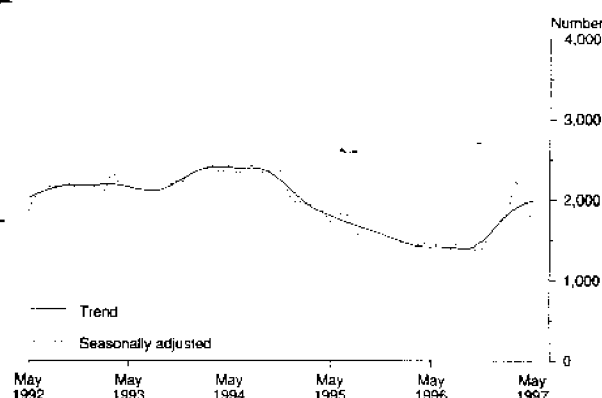
NUMBER OF DWELLING UNITS APPROVED

	May 1996	April 1997	May 1997	May 1996 to May 1997 change	April 1997 to May 1997 change
Original series	2,095	2,562	2,487	18.7%	-2.9%
Seasonally adjusted	1,853	2,710	2,245	21.2%	-17.1%
Trend estimate	2,033	2,613	2,610	28.4%	-0.1%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- In original terms 2,487 dwelling units were approved. Of the total, 1,845 were new private sector houses and 521 were new private other residential dwelling units.
- The trend for total dwelling units approved has risen by more than 21% since late 1996 but the rate of growth has been slowing in recent months.
- The trend for the number of private sector house approvals has risen by 33.5% over the last 6 months but the rate of growth has been slowing in recent months.

- The value of new residential building approvals in May was \$280.5 million. The value of alterations and additions to residential buildings was \$57.6 million.

Non-residential building

- The value of non-residential projects approved in May was \$168.3 million. The largest category was offices with \$49.1 million followed by shops at \$36.6 million and factories at \$20.7 million.
- There were 4 projects valued \$5 million and over and 35 projects between \$1 million and \$5 million.

A change to the method of collecting building approvals data in Victoria from April 1997 was explained in the previous issue. During the last few months of the transition stage, some permits had not been notified to the ABS. The table below shows the upward revisions to selected series for Victoria for the months of February to April.

	Unit	February 1997	March 1997	April 1997
New houses	no.	260	476	187
Total dwelling units	no.	372	620	480
New houses	\$m	27.6	51.8	17.3
Total residential building	\$m	42.7	79.3	46.6
Total non-residential building	\$m	24.9	58.1	117.2

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 Adelaide (08) 8237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months December 1996 to May 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 (June 1997) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table) were to increase by 5% in June 1997, the trend estimate for that month would be 1,941, a movement of 0.4%. The monthly movements in the trend estimates for March, April and May 1997 which are currently estimated to be 6.5%, 4.6% and 2.8% respectively, would be revised to 6.3%, 4.0% and 1.8%. On the other hand, a 5% seasonally adjusted decline in the number of private sector houses approved in June 1997 would produce a trend estimate for that month of 1,889, a movement of -0.9%, with the movements in the trend estimates for March, April and May 1997, being revised to 6.1%, 3.4% and 0.8% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if June 1997 seasonally adjusted estimate			
			is up 5% on May 1997		is down 5% on May 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
December	1,590	7.1	1,592	7.3	1,596	7.6
1997—						
January	1,712	7.7	1,717	7.8	1,723	8.0
February	1,823	6.5	1,826	6.3	1,829	6.1
March	1,906	4.6	1,899	4.0	1,890	3.4
April	1,959	2.8	1,933	1.8	1,905	0.8
May	1,983	1.2	1,941	0.4	1,887	-0.9
June	n.y.a.	n.y.a.	1,926	-0.8	1,845	-2.2

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if June 1997 seasonally adjusted estimate			
			is up 8% on May 1997		is down 8% on May 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
December	2,270	5.4	2,274	5.6	2,281	6.0
1997—						
January	2,408	6.1	2,415	6.2	2,427	6.4
February	2,526	4.9	2,529	4.7	2,535	4.5
March	2,593	2.7	2,580	2.0	2,565	1.2
April	2,613	0.8	2,575	-0.2	2,525	-1.6
May	2,610	-0.1	2,542	-1.3	2,446	3.1
June	n.y.a.	n.y.a.	2,483	-2.3	2,339	-4.4

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)										
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
1995-96	12,690	345	13,035	2,986	723	3,709	617	16,275	1,086	17,361
1995-96										
July-May	11,726	337	12,063	2,547	712	3,259	605	14,860	1,067	15,927
1996-97										
July-May	12,355	136	12,491	5,489	287	5,776	919	18,753	433	19,186
1996—										
March	809	10	819	325	50	375	336	1,461	69	1,530
April	910	33	943	267	100	367	66	1,235	141	1,376
May	1,056	33	1,089	400	11	411	5	1,461	44	1,505
June	964	8	972	439	11	450	12	1,415	19	1,434
July	1,033	22	1,055	507	106	613	19	1,558	129	1,687
August	1,135	18	1,153	773	34	807	47	1,955	52	2,007
September	1,012	5	1,017	263	52	315	30	1,305	57	1,362
October	1,037	9	1,046	646	22	668	116	1,799	31	1,830
November	907	4	911	390	17	407	40	1,337	21	1,358
December	999	9	1,008	271	8	279	208	1,478	17	1,495
1997—										
January	939	33	972	642	4	646	24	1,605	37	1,642
February	1,140	4	1,144	626	5	631	223	1,989	9	1,998
March	1,385	12	1,397	482	—	482	36	1,895	20	1,915
April	1,419	20	1,439	427	36	463	76	1,921	57	1,978
May	1,349	—	1,349	462	3	465	100	1,911	3	1,914
VICTORIA										
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
1995-96	18,425	464	18,889	3,218	937	4,155	663	22,277	1,430	23,707
1995-96										
July-May	16,990	442	17,432	2,741	918	3,659	649	20,351	1,389	21,740
1996-97										
July-May	17,749	206	17,955	5,944	360	6,304	968	24,648	579	25,227
1996—										
March	1,331	25	1,356	360	65	425	338	2,020	99	2,119
April	1,348	40	1,388	286	113	399	83	1,698	172	1,870
May	1,540	53	1,593	448	42	490	12	2,000	95	2,095
June	1,435	22	1,457	477	19	496	14	1,926	41	1,967
July	1,511	34	1,545	533	109	642	22	2,065	144	2,209
August	1,578	24	1,602	825	42	867	53	2,456	66	2,522
September	1,476	8	1,484	304	63	367	43	1,823	71	1,894
October	1,560	19	1,579	712	22	734	120	2,392	41	2,433
November	1,406	7	1,413	426	39	465	43	1,875	46	1,921
December	1,446	18	1,464	317	8	325	216	1,976	29	2,005
1997—										
January	1,395	34	1,429	674	16	690	25	2,094	50	2,144
February	1,659	10	1,669	665	7	672	225	2,549	17	2,566
March	1,922	12	1,934	513	—	513	37	2,464	20	2,484
April	1,951	29	1,980	454	48	502	80	2,484	78	2,562
May	1,845	11	1,856	521	6	527	104	2,470	17	2,487

(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)														
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
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
1995-96														
July-May	1,209.1	32.0	1,241.1	273.7	53.4	327.1	1,482.8	85.4	1,568.2	431.8	1,276.3	1,831.3	3,171.1	3,831.3
1996-97														
July-May	1,414.6	16.6	1,431.3	549.0	17.9	566.9	1,963.7	34.5	1,998.2	515.9	1,397.3	1,917.9	3,852.9	4,432.0
1996—														
March	88.6	0.8	89.4	27.1	3.8	31.0	115.8	4.6	120.4	49.8	66.6	152.9	230.2	323.0
April	99.1	3.1	102.2	17.9	9.2	27.1	117.0	12.3	129.3	44.8	89.5	136.6	249.4	310.7
May	119.6	2.6	122.2	31.4	0.7	32.1	151.0	3.3	154.4	39.4	154.2	221.6	342.3	415.3
June	106.6	0.6	107.2	34.8	0.5	35.3	141.5	1.1	142.5	35.4	76.2	103.2	251.4	281.1
July	110.8	1.6	112.4	62.7	6.8	69.5	173.5	8.4	181.9	41.8	87.2	105.1	300.6	328.9
August	126.6	1.5	128.1	88.8	2.1	90.9	215.4	3.6	219.0	46.1	118.4	163.2	378.8	428.2
September	114.1	0.9	115.0	21.0	2.2	23.2	135.1	3.0	138.1	42.0	117.8	151.5	294.0	331.6
October	117.6	0.8	118.4	54.6	2.1	56.8	172.3	2.9	175.2	53.3	132.0	175.1	355.7	403.6
November	106.8	0.3	107.1	39.0	0.8	39.8	145.8	1.1	146.9	40.2	130.1	242.8	312.9	430.0
December	114.9	1.4	116.2	24.6	0.5	25.0	139.4	1.8	141.3	39.0	142.8	162.1	317.8	342.4
1997—														
January	106.1	5.8	111.9	58.6	0.2	58.9	164.7	6.0	170.7	39.7	169.8	203.7	371.5	414.1
February	134.5	0.4	134.8	57.2	0.2	57.4	191.7	0.6	192.3	65.6	140.4	272.1	394.8	530.0
March	159.2	1.2	160.4	38.3	—	38.3	197.4	1.2	198.6	51.5	120.4	153.7	367.8	403.8
April	165.1	2.9	168.0	36.6	2.9	39.5	201.7	5.8	207.5	52.1	131.0	158.2	382.4	417.8
May	159.0	—	159.0	67.6	0.1	67.7	226.6	0.1	226.7	44.7	107.4	130.2	376.5	401.6
VICTORIA														
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
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
1995-96														
July-May	1,695.4	40.9	1,736.3	288.3	65.6	353.9	1,983.8	106.4	2,090.2	545.6	1,603.4	2,280.5	4,100.4	4,916.3
1996-97														
July-May	1,943.4	22.5	1,965.9	580.4	22.5	602.9	2,523.8	45.0	2,568.9	642.0	1,729.5	2,420.8	4,862.9	5,631.6
1996—														
March	138.1	2.1	140.2	29.2	4.9	34.1	167.4	6.9	174.3	63.1	89.2	185.6	315.8	423.0
April	142.5	3.7	146.3	19.2	9.9	29.0	161.7	13.6	175.3	55.3	107.6	164.7	321.7	395.4
May	165.0	4.2	169.2	35.4	2.3	37.7	200.4	6.6	206.9	53.4	184.7	259.6	433.0	519.9
June	149.7	1.3	151.1	37.6	0.9	38.4	187.3	2.2	189.5	44.5	118.1	171.9	348.1	405.9
July	155.8	2.7	158.5	64.3	7.0	71.3	220.0	9.7	229.8	52.1	109.3	135.3	378.5	417.1
August	168.9	1.8	170.7	93.2	2.8	96.0	262.1	4.6	266.7	54.7	140.5	200.1	455.8	521.4
September	160.3	1.2	161.5	23.5	2.8	26.4	183.8	4.0	187.9	53.3	140.3	182.2	375.8	423.3
October	167.7	1.4	169.1	58.9	2.1	61.0	226.6	3.5	230.2	66.3	153.5	205.5	443.1	502.0
November	155.3	0.5	155.8	41.6	2.3	43.8	196.9	2.8	199.7	52.1	157.7	286.5	402.7	538.3
December	159.2	2.3	161.5	27.7	0.5	28.2	186.9	2.8	189.7	49.4	177.7	221.6	409.5	460.8
1997—														
January	152.1	5.9	158.0	61.3	1.0	62.2	213.3	6.9	220.2	50.9	189.9	228.1	450.6	499.3
February	185.0	0.8	185.8	60.1	0.3	60.4	245.1	1.1	246.2	77.5	173.4	359.7	492.2	683.4
March	212.7	1.2	213.9	40.1	—	40.1	252.7	1.2	253.9	64.2	150.7	195.0	466.1	513.2
April	218.7	3.8	222.5	38.2	3.5	41.8	256.9	7.3	264.2	63.8	203.3	238.3	521.3	566.3
May	207.7	0.9	208.6	71.6	0.3	71.9	279.3	1.1	280.5	57.6	133.2	168.3	467.1	506.4

(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)(b)**

SEASONALLY ADJUSTED AND TREND ESTIMATES (2)(b)						
Period	Number of dwelling units (c)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1996--						
March	1,420	1,447	2,186	2,271	190.5	62.5
April	1,474	1,505	1,828	1,992	188.2	56.1
May	1,397	1,442	1,745	1,853	185.8	47.6
June	1,476	1,494	1,993	2,038	202.9	49.4
July	1,358	1,398	1,873	2,017	205.4	52.3
August	1,450	1,479	2,316	2,397	268.5	55.3
September	1,455	1,467	1,895	1,958	193.9	54.8
October	1,374	1,394	2,056	2,109	198.2	53.3
November	1,404	1,408	1,905	1,939	197.6	49.4
December	1,585	1,602	2,031	2,070	195.2	54.4
1997--						
January	1,630	1,697	2,547	2,590	243.9	59.6
February	1,818	1,832	2,680	2,696	253.0	80.8
March	2,254	2,267	2,656	2,673	306.3	65.2
April	1,903	1,925	2,636	2,710	258.2	63.9
May	1,769	1,778	2,225	2,245	262.2	53.1
TREND ESTIMATES						
1996--						
March	1,433	1,461	1,884	1,986	183.6	53.2
April	1,421	1,450	1,910	2,009	189.8	53.4
May	1,419	1,451	1,930	2,033	198.4	53.1
June	1,420	1,453	1,956	2,060	207.6	52.7
July	1,417	1,446	1,973	2,069	213.1	52.3
August	1,408	1,432	1,979	2,062	213.5	51.8
September	1,399	1,419	1,993	2,062	210.1	51.9
October	1,418	1,438	2,029	2,084	206.9	53.1
November	1,485	1,506	2,109	2,153	208.9	55.6
December	1,590	1,614	2,235	2,270	218.5	58.9
1997--						
January	1,712	1,737	2,375	2,408	234.4	62.2
February	1,823	1,848	2,493	2,526	251.7	64.5
March	1,906	1,929	2,559	2,593	265.2	65.3
April	1,959	1,978	2,579	2,613	274.3	64.8
May	1,983	1,999	2,574	2,610	280.0	63.5

(a) See paragraphs 17-24 of the Explanatory Notes. (b) Series have been revised due to annual re-analysis of seasonal adjustment factors. (c) 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							
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	543.9	2,802.9	637.9	1,564.3	2,423.5	4,960.2	5,864.3
1995-96	1,693.2	1,731.8	465.6	2,197.5	541.3	2,071.2	2,950.4	4,742.7	5,689.1
1995— Dec. qtr.	429.8	442.7	124.7	567.5	135.1	675.2	924.7	1,349.8	1,627.3
1996— Mar. qtr.	364.6	368.5	133.8	502.2	141.0	440.9	659.3	1,074.7	1,302.5
June qtr.	418.7	427.2	124.2	551.4	140.3	491.5	714.0	1,170.7	1,405.7
Sept. qtr.	443.3	448.5	228.3	676.8	146.2	465.9	618.3	1,286.1	1,441.4
Dec. qtr.	441.3	445.1	156.3	601.4	153.6	581.3	848.6	1,339.8	1,603.6
1997— Mar. qtr.	428.9	436.0	167.8	603.8	154.2	510.4	828.4	1,276.9	1,586.4

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

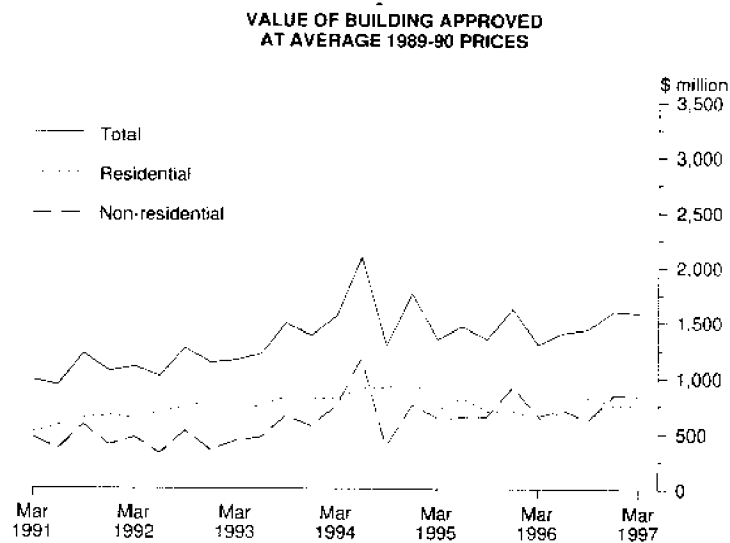


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(*\$ million*)

Class of building	1996-97				1997		
	1994-95	1995-96	July-May 1995-96	1996-97	March	April	May
PRIVATE SECTOR							
New houses	2,383.4	1,845.2	1,695.4	1,943.4	212.7	218.7	207.7
New other residential buildings	388.8	325.9	288.3	580.4	40.1	38.2	71.6
Total new residential building	2,772.2	2,171.1	1,983.8	2,523.8	252.7	256.9	279.3
Alterations and additions to residential buildings	670.6	555.8	513.2	609.6	62.7	61.1	54.6
Hotels, etc.	47.0	135.2	134.1	137.1	4.1	5.1	1.3
Shops	351.0	365.0	343.1	355.7	31.3	65.7	36.6
Factories	206.8	227.6	195.5	328.5	35.4	23.2	20.3
Offices	238.1	301.0	280.0	262.2	28.3	22.3	36.6
Other business premises	165.0	265.1	250.3	284.1	28.0	26.2	12.3
Educational	77.4	80.6	71.3	67.8	8.7	3.1	8.3
Religious	15.4	7.5	7.4	13.8	0.1	1.4	1.8
Health	49.2	68.6	60.0	120.8	6.5	45.4	7.6
Entertainment and recreational	81.9	136.2	131.3	45.4	1.9	2.7	3.1
Miscellaneous	42.9	134.7	130.5	114.0	6.2	8.1	5.3
Total non-residential building	1,274.7	1,721.6	1,603.4	1,729.5	150.7	203.3	133.2
Total	4,717.5	4,448.5	4,100.4	4,862.9	466.1	521.3	467.1
PUBLIC SECTOR							
New houses	41.9	42.2	40.9	22.5	1.2	3.8	0.9
New other residential buildings	59.9	66.4	65.6	22.5	—	3.5	0.3
Total new residential building	101.8	108.7	106.4	45.0	1.2	7.3	1.1
Alterations and additions to residential buildings	14.4	34.3	—	32.5	1.6	2.7	3.1
Hotels, etc.	1.1	1.2	1.2	1.7	—	—	0.5
Shops	7.7	25.5	25.5	17.8	—	2.4	—
Factories	12.4	3.0	3.0	21.0	—	0.1	0.4
Offices	123.1	118.0	100.9	124.9	5.3	6.7	12.5
Other business premises	53.3	75.7	75.1	12.7	0.4	0.1	5.6
Educational	226.3	284.3	271.0	173.7	23.3	8.7	9.6
Religious	—	—	—	—	—	—	—
Health	71.8	68.0	54.4	127.8	9.9	5.7	1.7
Entertainment and recreational	148.6	115.3	111.0	37.6	2.6	4.7	1.6
Miscellaneous	56.2	39.9	35.1	174.1	2.8	6.6	3.2
Total non-residential building	700.5	730.8	677.0	691.3	44.3	35.0	35.1
Total	816.7	873.8	816.0	768.7	47.1	45.0	39.3
TOTAL							
New houses	2,425.3	1,887.4	1,736.3	1,965.9	213.9	222.5	208.6
New other residential buildings	448.7	392.3	353.9	602.9	40.1	41.8	71.9
Total new residential building	2,874.0	2,279.7	2,090.2	2,568.9	253.9	264.2	280.5
Alterations and additions to residential buildings	685.1	590.1	545.6	642.0	64.2	63.8	57.6
Hotels, etc.	48.1	136.4	135.3	138.8	4.1	5.1	1.8
Shops	358.8	390.4	368.5	373.6	31.3	68.1	36.6
Factories	219.2	230.6	198.4	349.5	35.4	23.3	20.7
Offices	361.2	419.0	380.9	387.1	33.6	28.9	49.1
Other business premises	218.3	340.8	325.4	296.8	28.4	26.3	18.0
Educational	303.7	364.9	342.3	241.5	32.1	11.8	17.9
Religious	15.4	7.5	7.4	13.8	0.1	1.4	1.8
Health	121.0	136.6	114.4	248.6	16.4	51.2	9.3
Entertainment and recreational	230.4	251.5	242.3	83.0	4.6	7.4	4.7
Miscellaneous	99.0	174.6	165.6	288.1	9.0	14.8	8.5
Total non-residential building	1,975.2	2,452.4	2,280.5	2,420.8	195.0	238.3	168.3
Total	5,534.3	5,322.3	4,916.3	5,631.6	513.2	566.3	506.4

**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 March	8	0.9	—	—	1	0.5	1	2.7	—	—	10	4.1
April	4	0.3	4	1.0	1	0.7	1	3.1	—	—	10	5.1
May	4	0.4	1	0.3	2	1.0	—	—	—	—	7	1.8
SHOPS												
1997 March	71	6.7	11	3.2	2	1.4	6	12.7	1	7.2	91	31.3
April	44	3.9	14	4.5	1	0.6	8	19.4	2	39.7	69	68.1
May	49	4.4	14	3.4	7	4.4	9	16.9	1	7.5	80	36.6
FACTORIES												
1997 March	35	3.6	12	3.6	5	3.0	8	15.3	1	10.0	61	35.4
April	31	2.9	14	4.4	4	2.5	4	7.6	1	6.0	54	23.3
May	32	3.3	11	3.7	3	2.6	5	11.1	—	—	51	20.7
OFFICES												
1997 March	55	5.3	20	6.1	7	4.8	9	17.5	—	—	91	33.6
April	56	5.8	15	4.5	15	10.7	5	7.9	—	—	91	28.9
May	45	4.1	22	6.6	4	3.1	8	15.2	3	20.0	82	49.1
OTHER BUSINESS PREMISES												
1997 March	33	3.1	20	5.7	4	2.8	8	16.8	—	—	65	28.4
April	39	4.5	19	4.9	5	3.1	8	13.8	—	—	71	26.3
May	28	2.8	19	5.1	4	2.8	4	7.2	—	—	55	18.0
EDUCATIONAL												
1997 March	13	1.3	10	3.3	5	3.4	5	11.8	2	12.3	35	32.1
April	11	1.2	4	1.3	2	1.8	3	7.4	—	—	20	11.8
May	11	1.1	4	1.4	4	3.2	5	12.2	—	—	24	17.9
RELIGIOUS												
1997 March	2	0.1	—	—	—	—	—	—	—	—	2	0.1
April	2	0.2	—	—	2	1.2	—	—	—	—	4	1.4
May	—	—	2	0.8	—	—	1	1.0	—	—	3	1.8
HEALTH												
1997 March	5	0.4	3	1.1	3	2.0	5	12.9	—	—	16	16.4
April	10	1.0	9	2.9	5	3.0	3	7.6	1	36.8	28	51.2
May	7	0.9	5	1.5	4	2.6	2	4.3	—	—	18	9.3
ENTERTAINMENT AND RECREATIONAL												
1997 March	6	0.4	3	0.8	1	0.5	2	2.8	—	—	12	4.6
April	8	0.6	1	0.4	2	1.9	2	4.6	—	—	13	7.4
May	10	1.0	7	2.0	2	1.7	—	—	—	—	19	4.7
MISCELLANEOUS												
1997 March	13	1.3	5	1.5	2	1.5	4	4.7	—	—	24	9.0
April	14	1.5	8	2.2	—	—	4	5.5	1	5.5	27	14.8
May	24	2.1	5	1.7	2	1.3	1	3.4	—	—	32	8.5
TOTAL NON-RESIDENTIAL BUILDING												
1997 March	241	23.2	84	25.4	30	19.8	48	97.1	4	29.5	407	195.0
April	219	21.9	88	26.1	37	25.4	38	76.9	5	88.0	387	238.3
May	210	20.0	90	26.6	32	22.8	35	71.4	4	27.5	371	168.3

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

<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>
MELBOURNE STATISTICAL DIVISION (b)						
Houses						
Brick, stone or concrete	42	4,665	—	—	42	4,665
Brick-veneer	944	112,740	—	—	944	112,740
Timber	88	8,738	—	—	88	8,738
Fibre cement	1	85	—	—	1	85
Steel, aluminium or other materials	31	2,942	—	—	31	2,942
Not stated	243	29,831	—	—	243	29,831
Total houses	1,349	159,000	—	—	1,349	159,000
<i>Other residential buildings</i>	<i>462</i>	<i>67,559</i>	<i>3</i>	<i>120</i>	<i>465</i>	<i>67,679</i>
Total residential buildings	1,811	226,560	3	120	1,814	226,680
REST OF VICTORIA (b)						
Houses —						
Brick, stone or concrete	13	976	—	—	13	976
Brick-veneer	302	31,906	1	265	303	32,171
Timber	56	3,943	—	—	56	3,943
Fibre cement	13	922	—	—	13	922
Steel, aluminium or other materials	51	4,809	—	—	51	4,809
Not stated	61	6,143	10	600	71	6,743
Total houses	496	48,699	11	865	507	49,564
<i>Other residential buildings</i>	<i>59</i>	<i>4,068</i>	<i>3</i>	<i>146</i>	<i>62</i>	<i>4,213</i>
Total residential buildings	555	52,767	14	1,011	569	53,777
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	55	5,641	—	—	55	5,641
Brick-veneer	1,246	144,646	1	265	1,247	144,911
Timber	144	12,681	—	—	144	12,681
Fibre cement	14	1,007	—	—	14	1,007
Steel, aluminium or other materials	82	7,751	—	—	82	7,751
Not stated	304	35,974	10	600	314	36,574
Total houses	1,845	207,699	11	865	1,856	208,564
<i>Other residential buildings</i>	<i>521</i>	<i>71,627</i>	<i>6</i>	<i>266</i>	<i>527</i>	<i>71,893</i>
Total residential buildings	2,366	279,327	17	1,131	2,383	280,457

(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), MAY 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	15	—	2,007	—	—	—	860	1,870	1,870	4,736
North	9	—	1,202	2	—	120	655	283	283	2,260
Total	24	—	3,208	2	—	120	1,515	2,153	2,153	6,996
Bayside (C)										
Brighton	21	—	4,136	7	—	1,300	1,080	3,406	3,406	9,922
South	12	—	1,702	10	—	1,015	1,648	745	745	5,110
Total	33	—	5,838	17	—	2,315	2,728	4,151	4,151	15,032
Boroondara (C)										
Camberwell North	16	—	2,444	4	—	320	1,500	1,000	1,000	5,264
Camberwell South	9	—	1,747	2	—	230	1,640	500	750	4,367
Hawthorn	9	—	1,345	—	—	—	766	423	1,853	3,964
Kew	12	—	2,335	8	—	1,700	666	385	385	5,086
Total	46	—	7,871	14	—	2,250	4,573	2,308	3,988	18,681
Brimbank (C)										
Keilor	56	—	6,389	6	—	320	483	1,358	1,358	8,550
Sunshine	14	—	1,497	3	—	150	203	4,298	4,298	6,147
Total	70	—	7,886	9	—	470	686	5,656	5,656	14,697
Cardinia (S)										
North	6	—	503	—	—	—	287	50	50	840
Pakenham	8	—	829	—	—	—	187	555	555	1,571
South	1	—	69	—	—	—	124	—	—	193
Total	15	—	1,400	—	—	—	598	605	605	2,604
Casey (C)										
Berwick	112	—	11,538	2	—	120	436	—	—	12,093
Cranbourne	26	—	2,009	—	—	—	294	570	620	2,923
Hallam	13	—	1,904	—	—	—	85	3,028	3,028	5,017
South	1	—	55	—	—	—	—	200	200	255
Total	152	—	15,506	2	—	120	815	3,598	3,848	20,288
Darebin (C)										
Northcote	7	—	745	6	—	389	618	240	240	1,992
Preston	9	—	1,041	28	—	1,660	590	7,469	8,026	11,317
Total	16	—	1,786	34	—	2,049	1,208	7,709	8,266	13,309
Frankston (C)										
East	41	—	3,802	—	—	—	440	2,832	2,832	7,074
West	9	—	1,086	—	—	—	306	535	535	1,927
Total	50	—	4,888	—	—	—	746	3,367	3,367	9,001
Glen Eira (C)										
Caulfield	29	—	3,578	11	—	900	1,158	216	216	5,852
South	9	—	766	—	—	—	1,066	850	1,356	3,187
Total	38	—	4,343	11	—	900	2,224	1,066	1,572	9,039
Greater Dandenong (C)										
Dandenong	10	—	888	3	—	190	156	466	466	1,700
Balance	10	—	922	7	—	400	551	925	925	2,797
Total	20	—	1,810	10	—	590	707	1,391	1,391	4,497
Hobsons Bay (C)										
Altona	53	—	4,654	2	—	80	162	620	620	5,516
Williamstown	6	—	891	4	—	308	841	—	—	2,040
Total	59	—	5,545	6	—	388	1,003	620	620	7,555
Hume (C)										
Broadmeadows	8	—	737	—	—	—	420	1,985	2,912	4,069
Craigieburn	60	—	6,457	—	—	—	155	890	1,246	7,858
Sunbury	16	—	1,933	—	—	—	99	—	—	2,032
Total	84	—	9,127	—	—	—	673	2,875	4,158	13,959
Kingston (C)										
North	26	—	2,523	15	—	1,680	1,024	3,865	3,865	9,093
South	33	—	4,040	4	—	256	487	60	60	4,843
Total	59	—	6,564	19	—	1,936	1,511	3,925	3,925	13,936

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 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	31	—	3,550	—	—	—	436	1,398	1,398	5,384
South	35	—	4,501	—	—	—	246	282	1,682	6,428
Total	66	—	8,050	—	—	—	682	1,680	3,080	11,812
Manningham (C)										
East	4	—	1,140	—	—	—	299	—	90	1,529
West	28	—	3,848	14	—	1,783	577	540	540	6,749
Total	32	—	4,989	14	—	1,783	876	540	630	8,278
Maribymong (C)	13	—	1,554	11	—	945	473	4,764	4,764	7,736
Maroondah (C)										
Croydon	24	—	2,339	6	—	360	434	600	600	3,733
Ringwood	12	—	962	5	—	345	308	200	270	1,885
Total	36	—	3,300	11	—	705	743	800	870	5,618
Melbourne (C)										
Inner	1	—	205	120	—	31,450	—	8,807	18,657	50,312
Remainder	1	—	100	20	—	1,350	1,705	2,369	2,538	5,693
Total	2	—	305	140	—	32,800	1,705	11,177	21,195	56,005
Melton (S)										
East	18	—	2,192	—	—	—	201	—	—	2,393
Balance	17	—	1,856	—	—	—	275	1,550	1,550	3,680
Total	35	—	4,048	—	—	—	475	1,550	1,550	6,073
Monash (C)										
South-West	15	—	1,264	6	—	454	429	545	545	2,693
Waverley East	23	—	2,361	—	—	—	644	60	60	3,065
Waverley West	21	—	2,811	7	—	600	528	1,330	3,750	7,689
Total	59	—	6,436	13	—	1,054	1,601	1,935	4,355	13,446
Moonee Valley (C)										
Essendon	6	—	1,043	6	—	600	1,543	580	580	3,767
West	6	—	756	14	—	720	31	2,255	2,255	3,762
Total	12	—	1,799	20	—	1,320	1,574	2,835	2,835	7,529
Moreland (C)										
Brunswick	4	—	343	3	—	190	330	1,380	1,380	2,243
Coburg	5	—	613	6	—	362	459	310	310	1,744
North	7	—	651	6	3	490	88	—	—	1,229
Total	16	—	1,608	15	3	1,042	877	1,690	1,690	5,217
Mornington Peninsula (S)										
East	19	—	1,979	—	—	—	362	310	310	2,651
South	37	—	4,898	2	—	100	1,319	55	55	6,372
West	33	—	3,432	3	—	240	327	500	500	4,499
Total	89	—	10,309	5	—	340	2,008	865	865	13,522
Nillumbik (S)										
South	16	—	2,200	—	—	—	416	339	339	2,955
South-West	7	—	1,148	—	—	—	179	—	—	1,327
Balance	6	—	706	—	—	—	70	—	98	874
Total	29	—	4,054	—	—	—	665	339	437	5,156
Port Phillip (C)										
St Kilda	11	—	1,438	10	—	860	2,042	1,750	1,750	6,090
West	3	—	450	2	—	180	3,496	6,589	6,589	10,714
Total	14	—	1,888	12	—	1,040	5,537	8,339	8,339	16,804
Stonnington (C)										
Prahan	2	—	398	10	—	3,680	1,322	4,597	4,597	9,997
Malvern	16	—	5,632	8	—	1,322	1,491	893	1,253	9,698
Total	18	—	6,030	18	—	5,002	2,813	5,490	5,850	19,695
Whitehorse (C)										
Box Hill	16	—	1,413	2	—	180	567	2,845	2,945	5,106
Nunawading East	7	—	1,023	—	—	—	359	1,212	1,212	2,594
Nunawading West	18	—	2,190	34	—	2,132	332	9,400	9,491	14,145
Total	41	—	4,626	36	—	2,312	1,258	13,457	13,648	21,844

See footnotes at end of table.

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

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION — continued										
Whittlesea (C)										
North	17	—	2,053	—	—	—	477	—	—	2,530
South	86	—	9,826	—	—	—	749	2,074	5,874	16,449
Total	103	—	11,879	—	—	—	1,226	2,074	5,874	18,979
Wyndham (C)										
North-East	3	—	464	—	—	—	41	—	—	505
Werribee	64	—	6,287	—	—	—	304	530	530	7,121
Balance	5	—	537	—	—	—	—	5,497	5,497	6,034
Total	72	—	7,287	—	—	—	345	6,027	6,027	13,659
Yarra (C)										
North	4	—	295	40	—	7,948	1,639	2,450	2,579	12,461
Richmond	—	—	—	3	—	250	263	620	620	1,133
Total	4	—	295	43	—	8,198	1,902	3,070	3,199	13,594
Yarra Ranges (S) — Pt A (d)										
Central	3	—	255	—	—	—	48	—	—	303
North	2	—	198	—	—	—	—	—	—	198
South-West	37	—	4,317	—	—	—	908	1,332	1,332	6,557
Total	42	—	4,770	—	—	—	956	1,332	1,332	7,058
Melbourne (SD)	1,349	—	159,000	462	3	67,679	44,702	107,385	130,237	401,619
BARWON STATISTICAL DIVISION										
Colac-Otway (S)										
Colac	—	—	—	—	—	—	56	55	55	111
North	1	—	33	—	—	—	36	—	656	725
South	3	—	321	—	—	—	194	700	700	1,215
Total	4	—	354	—	—	—	286	755	1,411	2,051
Golden Plains (S)										
North-West	2	—	132	—	—	—	68	—	—	201
South-East	1	—	152	—	—	—	32	—	—	184
Total	3	—	284	—	—	—	101	—	—	385
Greater Geelong (C)										
Part A										
Bellarine — Inner	13	—	1,087	—	—	—	101	52	52	1,240
Corio — Inner	32	—	2,785	2	—	106	321	1,060	1,060	4,272
Geelong	—	—	—	3	—	240	226	432	622	1,088
Geelong West	—	—	—	—	—	—	102	—	—	102
Newtown	—	—	—	—	—	—	115	—	—	115
South Barwon — Inner	23	—	2,577	4	—	317	422	—	700	4,016
Part B	17	—	1,661	11	—	900	639	541	541	3,741
Part C	—	—	—	—	—	—	—	—	—	—
Total	85	—	8,110	20	—	1,563	1,926	2,085	2,975	14,574
Queenscliffe (B)	3	—	264	—	—	—	100	—	—	364
Surf Coast (S)										
East	11	—	1,268	—	—	—	69	50	130	1,467
West	11	—	828	—	—	—	402	130	654	1,884
Total	22	—	2,097	—	—	—	470	180	784	3,351
Barwon (SD)	117	—	11,108	20	—	1,563	2,883	3,020	5,170	20,724

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 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	—	110	—	—	—	98	2,676	2,676	2,884
South	—	—	—	—	—	—	258	210	210	468
Total	1	—	110	—	—	—	356	2,886	2,886	3,352
Glenelg (S)										
Heywood	1	—	59	—	—	—	73	—	—	132
North	1	—	135	—	—	—	10	—	—	145
Portland	2	—	303	—	—	—	215	57	131	649
Total	4	—	497	—	—	—	298	57	131	927
Moyne (S)										
North-East	—	—	—	—	—	—	190	50	50	240
North-West	—	—	—	—	—	—	87	—	—	87
South	4	—	566	—	—	—	219	—	—	784
Total	4	—	566	—	—	—	496	50	50	1,111
Southern Grampians (S)										
Hamilton	3	—	314	—	—	—	96	60	190	600
Wannon	—	—	—	—	—	—	—	—	—	—
Balance	1	—	130	—	—	—	152	—	752	1,034
Total	4	—	444	—	—	—	248	60	942	1,634
Warrnambool (C)	12	—	1,435	—	—	—	563	140	140	2,138
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
Western District (SD)	25	—	3,051	—	—	—	1,961	3,193	4,149	9,161
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	1	—	38	—	—	—	134	—	—	173
Ballarat (C)										
Central	3	1	494	—	3	146	379	—	—	1,019
Inner North	13	—	1,407	—	—	—	249	—	—	1,657
North	—	—	—	—	—	—	—	—	—	—
South	8	—	963	—	—	—	787	—	—	1,750
Total	24	1	2,865	—	3	146	1,416	—	—	4,426
Hepburn (S)										
East	3	—	248	—	—	—	170	330	330	748
West	4	—	386	—	—	—	67	—	—	453
Total	7	—	635	—	—	—	237	330	330	1,201
Moorabool (S)										
Bacchus Marsh	6	—	714	—	—	—	41	80	80	835
Ballan	3	—	280	—	—	—	11	—	—	291
West	1	—	234	—	—	—	—	120	120	354
Total	10	—	1,228	—	—	—	52	200	200	1,479
Pyrenees (S)										
North	—	—	—	—	—	—	—	—	—	—
South	1	—	153	—	—	—	—	—	—	153
Total	1	—	153	—	—	—	—	—	—	153
Central Highlands (SD)	43	1	4,918	—	3	146	1,838	530	530	7,432

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 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)	1	—	70	—	—	—	75	—	—	145
Horsham (RC)	—	—	—	—	—	—	—	—	—	—
Central	9	—	971	—	—	—	86	268	268	1,326
Balance	—	—	—	—	—	—	15	108	108	123
Total	9	—	971	—	—	—	101	376	376	1,448
Northern Grampians (S)	—	—	—	—	—	—	—	—	—	—
St Arnaud	1	—	80	—	—	—	—	54	54	134
Stawell	4	—	367	—	—	—	65	260	260	692
Total	5	—	447	—	—	—	65	314	314	826
West Wimmera (S)	1	—	187	—	—	—	34	—	—	220
Yarriambiack (S)	—	—	—	—	—	—	—	—	—	—
North	1	—	140	—	—	—	—	—	—	140
South	—	—	—	—	—	—	20	—	—	20
Total	1	—	140	—	—	—	20	—	—	160
Wimmera (SD)	17	—	1,815	—	—	—	295	689	689	2,799
MALLEE STATISTICAL DIVISION										
Buloke (S)	—	—	—	—	—	—	—	—	—	—
North	1	—	70	—	—	—	18	—	—	88
South	—	—	—	—	—	—	30	83	83	113
Total	1	—	70	—	—	—	48	83	83	201
Gannawarra (S)	1	—	118	—	—	—	161	70	70	349
Mildura (RC)	—	—	—	—	—	—	—	—	—	—
Pt A	15	—	1,505	—	—	—	361	610	610	2,477
Pt B	1	—	112	—	—	—	—	—	400	512
Total	16	—	1,618	—	—	—	361	610	1,010	2,989
Swan Hill (RC)	—	—	—	—	—	—	—	—	—	—
Central	1	—	110	—	—	—	29	185	185	324
Robinvale	2	—	270	—	—	—	15	300	300	585
Balance	1	—	128	—	—	—	92	817	817	1,037
Total	4	—	508	—	—	—	136	1,302	1,302	1,946
Mallee (SD)	22	—	2,314	—	—	—	706	2,065	2,465	5,484

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 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	—	—	—	—	—	—	99	75	75	174
Balance	1	—	50	—	—	—	—	—	—	50
Total	1	—	50	—	—	—	99	75	75	224
Greater Bendigo (C)										
Part A										
Central	6	—	650	2	—	120	188	100	100	1,058
Eaglehawk	4	—	366	—	—	—	27	76	76	468
Inner East	11	—	1,132	—	—	—	20	—	—	1,152
Inner North	2	—	143	—	—	—	12	57	117	272
Inner West	8	—	735	—	—	—	61	249	1,049	1,845
Strathfieldsaye	3	—	175	—	—	—	—	—	—	175
Part B	6	—	614	—	—	—	43	150	150	807
Total	40	—	3,815	2	—	120	351	632	1,492	5,777
Loddon (S)										
North	1	—	139	—	—	—	233	—	—	372
South	1	—	115	—	—	—	—	60	180	295
Total	2	—	254	—	—	—	233	60	180	667
Macedon Ranges (S)										
Kyneton	1	—	108	—	—	—	42	—	—	150
Romsey	10	—	1,147	—	—	—	118	—	—	1,265
Balance	7	—	754	—	—	—	409	120	974	2,137
Total	18	—	2,009	—	—	—	569	120	974	3,552
Mount Alexander (S)										
Castlemaine	1	—	25	—	—	—	98	135	135	258
Balance	3	—	187	—	—	—	115	124	124	426
Total	4	—	212	—	—	—	213	259	259	683
Loddon-Campaspe (SD)	65	—	6,339	2	—	120	1,464	1,145	2,979	10,903

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 1997 *continued*

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GOULBURN STATISTICAL DIVISION										
Campaspe (S)										
Echuca	4	—	274	6	—	360	160	—	794	
Kyabram	5	—	588	—	—	—	46	—	634	
Rochester	4	—	303	—	—	—	11	—	314	
South	—	—	—	—	—	—	—	—	—	
Total	13	—	1,166	6	—	360	216	—	1,742	
Delatite (S)										
Benalla	1	—	65	—	—	—	—	3,292	3,357	
North	1	—	64	—	—	—	—	—	64	
South	4	—	442	—	—	—	—	—	442	
Total	6	—	571	—	—	—	—	3,292	3,864	
Greater Shepparton (C)										
Part A	23	—	2,344	3	—	280	22	100	2,746	
Part B										
East	3	—	258	—	—	—	38	—	296	
West	5	—	533	—	—	—	25	112	670	
Total	31	—	3,135	3	—	280	85	212	3,712	
Mitchell (S)										
North	1	—	116	—	—	—	68	860	974	
South	14	—	1,304	—	—	—	103	—	1,782	
Total	15	—	1,419	—	—	—	171	860	2,940	
Moira (S)										
East	4	—	386	3	—	110	35	750	1,280	
West	2	—	132	—	—	—	63	—	195	
Total	6	—	517	3	—	110	98	750	1,475	
Murrumbidgee (S)										
East	2	—	180	—	—	—	116	80	376	
West	3	—	431	—	—	—	17	55	503	
Total	5	—	611	—	—	—	133	135	879	
Strathbogie (S)	3	—	113	—	—	—	18	—	131	
Goulburn (SD)	79	—	7,532	12	—	750	722	1,207	5,738	
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	8	—	735	—	—	—	60	—	795	
West	2	—	202	—	—	—	—	—	202	
Total	10	—	937	—	—	—	60	—	997	
Indigo (S)										
Part A	5	—	432	—	—	—	48	—	480	
Part B	1	—	109	—	—	—	—	—	109	
Total	6	—	541	—	—	—	48	—	589	
Wangaratta (RC)										
Central	6	—	678	—	—	—	143	710	1,531	
North	4	—	264	—	—	—	—	—	264	
South	2	—	366	—	—	—	26	—	392	
Total	12	—	1,308	—	—	—	169	710	2,187	
Towong (S)										
Part A	—	—	—	—	—	—	20	650	670	
Part B	—	—	—	—	—	—	—	—	—	
Total	—	—	—	—	—	—	20	650	670	
Wodonga (RC)	13	10	2,084	—	—	—	294	8,573	8,873	
Ovens-Murray (SD)	41	10	4,869	—	—	—	591	9,283	10,233	

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MAY 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	13	—	1,094	7	—	500	208	225	225	2,027
Orbost	3	—	118	—	—	—	118	—	—	236
South-West	4	—	303	—	—	—	—	—	—	303
Balance	1	—	39	—	—	—	14	—	—	53
Total	21	—	1,554	7	—	500	340	225	225	2,619
Wellington (S)										
Alberton	—	—	—	—	—	—	—	—	—	—
Avon	2	—	231	—	—	—	121	—	—	352
Maffra	4	—	290	—	—	—	128	—	—	418
Rosedale	2	—	187	—	—	—	22	—	60	269
Sale	4	—	436	—	—	—	145	141	1,114	1,696
Total	12	—	1,144	—	—	—	416	141	1,174	2,735
East Gippsland (SD)	33	—	2,698	7	—	500	756	366	1,399	5,353
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)										
Phillip Island	11	—	914	—	—	—	138	—	—	1,052
Balance	10	—	726	—	—	—	139	2,185	2,185	3,050
Total	21	—	1,640	—	—	—	277	2,185	2,185	4,102
Baw Baw (S)										
Part A	—	—	—	—	—	—	—	—	—	—
Part B										
East	—	—	—	—	—	—	75	—	—	75
West	11	—	1,061	—	—	—	249	—	—	1,310
Total	11	—	1,061	—	—	—	324	—	—	1,385
La Trobe (S)										
Moe	4	—	423	—	—	—	131	—	—	554
Morwell	1	—	88	7	—	445	155	540	976	1,664
Traralgon	11	—	1,204	11	—	690	574	1,475	1,475	3,943
Balance	—	—	—	—	—	—	22	—	—	22
Total	16	—	1,715	18	—	1,135	881	2,015	2,451	6,183
South Gippsland (S)										
Central	3	—	292	—	—	—	47	—	—	338
East	1	—	120	—	—	—	146	—	—	266
West	2	—	91	—	—	—	51	110	110	252
Total	6	—	503	—	—	—	244	110	110	857
Yarra Ranges (S) - Pt B (d)	—	—	—	—	—	—	—	—	—	—
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	54	—	4,920	18	—	1,135	1,726	4,310	4,746	12,527
VICTORIA										
Victoria	1,845	11	208,564	521	6	71,893	57,645	133,193	168,336	506,438

(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), MAY 1997

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION										
Greater Geelong (C) —										
— Bellarine — Inner	13	—	1,087	—	—	—	101	52	52	1,240
— Corio — Inner	32	—	2,785	2	—	106	321	1,060	1,060	4,272
— Geelong	—	—	—	3	—	240	226	432	622	1,088
— Geelong West	—	—	—	—	—	—	102	—	—	102
— Newtown	—	—	—	—	—	—	115	—	—	115
— South Barwon — Inner	23	—	2,577	4	—	317	422	—	700	4,016
Greater Geelong City Part A (SSD)	68	—	6,449	9	—	663	1,287	1,544	2,434	10,833
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C)										
— Central	3	1	494	—	3	146	379	—	—	1,019
— Inner North	13	—	1,407	—	—	—	249	—	—	1,657
— North	—	—	—	—	—	—	—	—	—	—
— South	8	—	963	—	—	—	787	—	—	1,750
Ballarat City (SSD)	24	1	2,865	—	3	146	1,416	—	—	4,426
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) — Pt A	15	—	1,505	—	—	—	361	610	610	2,477
Mildura Rural City Part A (SSD)	15	—	1,505	—	—	—	361	610	610	2,477
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
— Central	6	—	650	2	—	120	188	100	100	1,058
— Eaglehawk	4	—	366	—	—	—	27	76	76	468
— Inner East	11	—	1,132	—	—	—	20	—	—	1,152
— Inner North	2	—	143	—	—	—	12	57	117	272
— Inner West	8	—	735	—	—	—	61	249	1,049	1,845
— Strathfieldsaye	3	—	175	—	—	—	—	—	—	175
Greater Bendigo City Part A (SSD)	34	—	3,201	2	—	120	307	482	1,342	4,970
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	23	—	2,344	3	—	280	22	100	100	2,746
Shepparton City Part A (SSD)	23	—	2,344	3	—	280	22	100	100	2,746
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) — Pt A	5	—	432	—	—	—	48	—	—	480
Towong (S) — Pt A	—	—	—	—	—	—	20	—	650	670
Wodonga (RC)	13	10	2,084	—	—	—	294	8,573	8,873	11,251
Wodonga (SSD)	18	10	2,515	—	—	—	362	8,573	9,523	12,401
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
— Moe	4	—	423	—	—	—	131	—	—	554
— Morwell	1	—	88	7	—	445	155	540	976	1,664
— Traralgon	11	—	1,204	11	—	690	574	1,475	1,475	3,943
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	16	—	1,715	18	—	1,135	881	2,015	2,451	6,183

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

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	Total
MELBOURNE STATISTICAL DIVISION											
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
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 March	1,725	7,054	9,124	28,982	67,052	17,914	—	3,038	4,218	13,756	152,863
April	4,124	16,154	9,948	29,450	13,145	38,341	—	12,281	4,621	8,527	136,592
May	5,094	62,836	10,520	29,256	29,428	47,387	1,687	8,735	17,108	9,516	221,569
1997 March	3,570	30,076	23,044	27,650	26,236	24,438	145	10,135	2,373	6,045	153,712
April	3,733	59,682	11,616	25,081	17,835	10,246	1,345	12,247	3,854	12,564	158,204
May	740	30,452	16,376	39,321	15,303	11,013	1,822	6,319	2,599	6,291	130,236
BARWON STATISTICAL DIVISION											
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
1995-96	1,550	20,026	23,299	6,910	12,502	13,382	179	9,806	5,190	2,627	95,471
1996 March	—	350	464	240	660	—	—	400	600	55	2,769
April	350	80	640	1,030	506	644	—	—	1,575	315	5,140
May	—	1,963	130	—	565	50	—	3,192	470	1,000	7,370
1997 March	—	—	430	5,376	97	635	—	597	—	150	7,286
April	—	645	6,170	374	332	478	—	250	—	59	8,309
May	524	1,890	—	422	272	700	—	1,092	—	270	5,170
WESTERN DISTRICT STATISTICAL DIVISION											
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
1995-96	3,842	3,389	7,189	2,440	913	5,471	159	10,786	984	2,802	37,975
1996 March	2,846	68	804	790	50	—	—	2,134	225	850	7,767
April	—	54	78	—	—	50	—	—	55	50	287
May	—	60	4,942	310	317	3,338	—	70	50	1,171	10,258
1997 March	140	—	—	295	596	—	—	—	—	417	1,448
April	—	300	11,143	136	1,715	—	—	—	—	—	13,294
May	—	100	2,550	50	281	—	—	—	101	1,067	4,149
CENTRAL HIGHLANDS STATISTICAL DIVISION											
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
1995-96	2,013	11,551	2,796	5,284	4,524	3,441	—	8,433	3,802	2,885	44,730
1996 March	—	300	700	1,780	250	100	—	—	50	918	4,098
April	86	1,231	—	150	—	271	—	240	244	387	2,609
May	—	320	232	—	160	601	—	2,140	469	350	4,272
1997 March	—	—	115	—	347	700	—	500	—	170	1,832
April	250	—	65	—	175	—	—	450	950	—	1,890
May	330	—	200	—	—	—	—	—	—	—	530

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	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	Total
WIMMERA STATISTICAL DIVISION											
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
1995-96	172	442	1,275	2,831	648	2,899	—	1,220	2,220	1,605	13,312
1996 March	—	60	50	—	—	—	—	—	—	—	110
April	—	—	—	645	264	—	—	—	—	—	909
May	—	—	110	745	—	330	—	—	295	839	2,319
1997 March	77	85	—	—	—	—	—	—	250	100	512
April	—	—	236	306	222	—	—	—	—	—	764
May	—	122	—	107	200	—	—	210	50	—	689
MALLEE STATISTICAL DIVISION											
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
1995-96	420	6,511	3,685	3,312	2,544	5,527	112	1,838	1,368	1,318	26,635
1996 March	—	—	—	450	—	—	—	—	—	—	450
April	—	110	52	260	270	930	—	1,256	—	65	2,943
May	—	—	159	379	—	350	—	—	508	120	1,516
1997 March	—	—	—	—	—	368	—	—	—	—	368
April	—	480	—	57	368	130	51	—	—	—	1,086
May	—	120	255	583	620	—	—	817	—	70	2,465
LODDON STATISTICAL DIVISION											
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.
1995-96	3,313	40,832	3,079	5,121	7,670	8,079	260	150	1,310	2,011	71,825
1996 March	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
April	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
May	—	1,460	100	655	190	60	—	—	—	147	2,612
1997 March	—	—	204	—	—	320	—	3,676	—	1,200	5,400
April	—	—	—	134	150	371	—	—	—	185	840
May	—	120	272	176	249	860	—	124	929	250	2,979
GOULBURN STATISTICAL DIVISION											
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.
1995-96	2,657	5,254	11,075	4,736	6,245	3,110	371	19,271	7,210	6,284	66,214
1996 March	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
April	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
May	700	610	504	139	2,626	—	—	980	—	353	5,912
1997 March	—	—	150	—	309	95	—	1,471	1,875	—	3,901
April	—	2,634	463	1,734	855	—	—	—	50	—	5,736
May	—	—	980	—	115	4,212	—	—	431	—	5,738

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	Total
OVENS MURRAY STATISTICAL DIVISION											
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.
1995-96	749	5,574	2,536	4,338	17,402	5,550	153	3,496	1,372	987	42,157
1996 March	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
April	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
May	—	—	256	308	—	—	—	—	—	—	564
1997 March	301	550	130	130	104	—	—	—	63	—	1,278
April	1,040	300	280	—	580	—	—	—	—	50	2,250
May	85	166	50	8,300	372	—	—	650	610	—	10,233
EAST GIPPSLAND STATISTICAL DIVISION											
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.
1995-96	1,036	2,535	2,351	3,126	692	1,733	—	3,642	895	51,449	67,457
1996 March	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
April	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
May	—	600	170	518	—	235	—	—	75	—	1,598
1997 March	—	—	—	—	56	2,000	—	—	—	—	2,056
April	—	305	—	—	860	380	—	615	—	—	2,160
May	105	67	—	—	—	1,093	—	—	—	134	1,399
GIPPSLAND STATISTICAL DIVISION											
1993-94	2,299	4,164	3,248	14,498	3,584	8,213	154	1,713	1,852	912	40,639
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 March	—	1,040	100	140	350	50	—	—	—	569	2,249
April	—	1,160	216	—	—	51	—	—	—	203	1,631
May	200	611	90	125	—	—	90	—	291	180	1,587
1997 March	—	114	461	110	210	5,250	—	—	—	—	6,145
April	—	140	75	—	600	96	—	165	110	1,486	2,672
May	—	3,585	—	157	540	—	—	80	—	384	4,746
TOTAL VICTORIA											
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
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 March	5,356	11,642	12,077	33,682	69,324	21,349	150	5,922	9,777	16,318	185,598
April	5,662	21,100	13,179	34,288	16,083	40,825	—	17,136	6,708	9,757	164,740
May	5,994	68,460	17,213	32,435	33,286	52,351	1,777	15,117	19,266	13,676	259,577
1997 March	4,139	31,270	35,449	33,636	28,378	32,076	145	16,379	4,561	8,983	195,016
April	5,110	68,098	23,345	28,942	26,286	11,811	1,396	51,184	7,414	14,754	238,341
May	1,784	36,623	20,683	49,116	17,952	17,878	1,822	9,292	4,720	8,466	168,336

(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)
MAY 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					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Melbourne	1,349	177	78	255	12	41	157	210	465	1,814
Barwon	117	6	3	9	2	9	—	11	20	137
Western District	25	—	—	—	—	—	—	—	—	25
Central Highlands	44	3	—	3	—	—	—	—	3	47
Wimmera	17	—	—	—	—	—	—	—	—	17
Mallee	22	—	—	—	—	—	—	—	—	22
Loddon	65	2	—	2	—	—	—	—	2	67
Goulburn	79	9	—	9	3	—	—	3	12	91
Ovens-Murray	51	—	—	—	—	—	—	—	—	51
East Gippsland	33	2	—	2	—	5	—	5	7	40
Gippsland	54	18	—	18	—	—	—	—	18	72
Victoria	1,856	217	81	298	17	55	157	229	527	2,383
VALUE (\$'000)										
Melbourne	159,000	12,650	8,435	21,084	695	6,850	39,050	46,595	67,679	226,680
Barwon	11,108	346	240	586	257	720	—	977	1,563	12,671
Western District	3,051	—	—	—	—	—	—	—	—	3,051
Central Highlands	4,918	146	—	146	—	—	—	—	146	5,064
Wimmera	1,815	—	—	—	—	—	—	—	—	1,815
Mallee	2,314	—	—	—	—	—	—	—	—	2,314
Loddon	6,339	120	—	120	—	—	—	—	120	6,459
Goulburn	7,532	640	—	640	110	—	—	110	750	8,282
Ovens-Murray	4,869	—	—	—	—	—	—	—	—	4,869
East Gippsland	2,698	150	—	150	—	350	—	350	500	3,198
Gippsland	4,920	1,135	—	1,135	—	—	—	—	1,135	6,055
Victoria	208,564	15,186	8,675	23,861	1,062	7,920	39,050	48,032	71,893	280,457

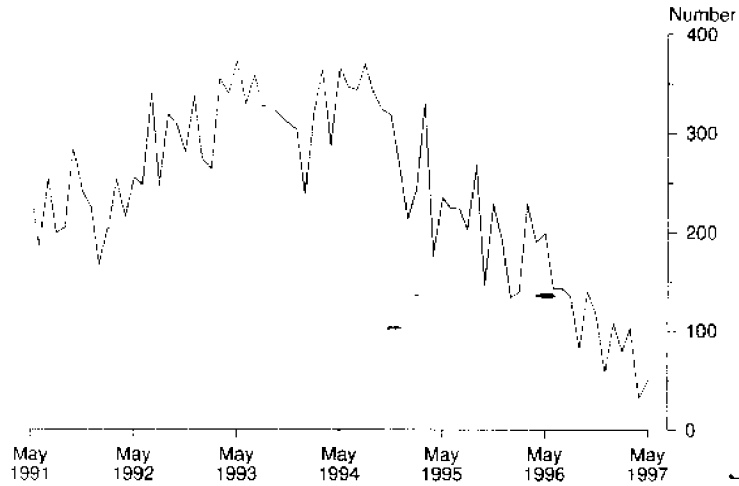
(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

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

Statistical division / subdivision (b)	1994-95	1995-96	July - May 1996-97	May 1997
Melbourne (SD)	2,672	1,919	871	40
Greater Geelong City Part A (SSD)	108	70	47	2
Barwon (SD)	164	82	55	4
Western District (SD)	56	26	16	—
Ballarat City (SSD) (c)	n.a.	30	5	2
Central Highlands (SD)	58	39	12	2
Wimmera (SD)	20	7	6	—
Mildura Rural City Part A (SSD)	27	13	11	1
Mallee (SD)	49	19	16	1
Greater Bendigo City Part A (SSD)	54	42	—	—
Loddon (SD) (c)	n.a.	n.a.	5	—
Greater Shepparton City Part A (SSD)	20	7	4	—
Goulburn (SD) (c)	n.a.	n.a.	12	1
Wodonga (SSD) (c)	n.a.	n.a.	2	—
Ovens-Murray (SD) (c)	n.a.	n.a.	5	—
East Gippsland (SD) (c)	n.a.	n.a.	8	—
Latrobe Valley (SSD) (c)	n.a.	n.a.	12	2
Gippsland (SD)	76	57	23	2
Victoria	3,382	2,292	1,029	50

(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**

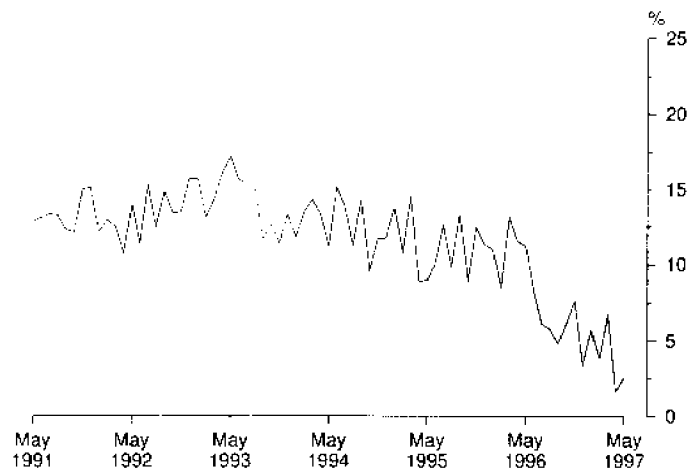


TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area (b) (c)	1994-95	1995-96	July - May 1996-97	May 1997
Banyule (C)				
Heidelberg	n.a.	n.a.	8	2
North	n.a.	n.a.	10	2
Total	n.a.	n.a.	18	4
Bayside (C)				
Brighton	87	49	27	—
South	n.a.	n.a.	23	1
Total	n.a.	n.a.	50	1
Boroondara (C)				
Camberwell North	n.a.	n.a.	13	2
Camberwell South	n.a.	n.a.	7	2
Hawthorn	23	8	2	—
Kew	35	24	1	—
Total	174	104	23	4
Brimbank (C)				
Keilor	n.a.	n.a.	65	2
Sunshine	n.a.	n.a.	26	—
Total	n.a.	n.a.	91	2
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.	16	—
Preston	n.a.	n.a.	30	1
Total	n.a.	n.a.	46	1
Frankston (C)				
East	n.a.	n.a.	3	—
West	n.a.	n.a.	6	—
Total	n.a.	n.a.	9	—
Glen Eira (C)				
Caulfield	106	87	59	—
South	n.a.	n.a.	42	—
Total	n.a.	n.a.	101	—
Greater Dandenong (C)				
Dandenong	25	9	17	2
Balance	n.a.	n.a.	21	—
Total	n.a.	n.a.	38	2
Hobsons Bay (C)				
Altona	n.a.	n.a.	29	—
Williamstown	n.a.	n.a.	13	—
Total	n.a.	n.a.	42	—
Hume (C)				
Broadmeadows	n.a.	n.a.	25	—
Craigieburn	n.a.	n.a.	6	3
Sunbury	n.a.	n.a.	5	—
Total	n.a.	n.a.	36	3
Kingston (C)				
North	n.a.	n.a.	28	—
South	n.a.	n.a.	29	1
Total	n.a.	n.a.	57	1
Knox (C)				
Manningham (C)				
Maribyrnong (C)				
Maroondah (C)				
Croydon	n.a.	n.a.	11	—
Ringwood	n.a.	n.a.	7	1
Total	n.a.	n.a.	18	1
Melbourne (C)				
Inner	—	—	—	—
Remainder	n.a.	5	2	—
Total	n.a.	5	2	—
Melton (S)				
East	n.a.	n.a.	5	—
Balance	n.a.	n.a.	—	—
Total	n.a.	n.a.	5	—
Monash (C)				
South-West	n.a.	n.a.	51	7
Waverley East	n.a.	n.a.	21	3
Waverley West	n.a.	n.a.	79	7
Total	n.a.	n.a.	151	17

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

<i>Statistical local area (b) (c)</i>	<i>1994-95</i>	<i>1995-96</i>	<i>July - May 1996-97</i>	<i>May 1997</i>
Moonee Valley (C)				
Essendon	55	49		—
West	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Moreland (C)				
Brunswick	6	10	4	—
Coburg	n.a.	n.a.	3	2
North	n.a.	n.a.	15	—
Total	n.a.	n.a.	22	2
Mornington Peninsula (S)				
East	n.a.	n.a.	3	1
South	14	14	—	—
West	n.a.	n.a.	8	—
Total	n.a.	n.a.	11	1
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.	—	—
West	n.a.	9	1	—
Total	n.a.	n.a.	1	—
Stonnington (C)				
Prahran	n.a.	n.a.	10	—
Malvern	59	33	19	—
Total	n.a.	n.a.	29	—
Whitehorse (C)				
Box Hill	69	39	30	—
Nunawading East	n.a.	n.a.	11	—
Nunawading West	n.a.	n.a.	28	—
Total	190	116	69	—
Whittlesea (C)	n.a.	n.a.	—	—
Wyndham (C)	n.a.	n.a.	—	—
Yarra (C)				
North	n.a.	n.a.	3	—
Richmond	29	25	12	—
Total	n.a.	n.a.	15	—
Yarra Ranges (S) (d)				
Central	2	3	4	—
North	n.a.	n.a.	2	—
South-West	n.a.	n.a.	9	1
Total	n.a.	n.a.	15	1
Melbourne Statistical Division	2,672	1,919	871	40
Rest of Victoria	710	373	158	10
Total Victoria	3,382	2,292	1,029	50

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

EXPLANATORY NOTES

INTRODUCTION

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

SCOPE AND COVERAGE

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

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

DEFINITIONS

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

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

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

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

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

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

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

BUILDING CLASSIFICATION

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

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

SEASONAL ADJUSTMENT

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

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

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

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

21. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are normally shown in the July issue each year, but have been brought forward this year and shown in this issue. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

TREND ESTIMATES

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

23. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

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

ESTIMATES AT CONSTANT PRICES

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

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

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

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

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

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

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

(d) The following SLA splits (and boundary changes) have occurred:

- (i) Cardinia (S) – Pakenham has been split into two SLAs, Cardinia (S) – Pakenham (which also includes a part from Cardinia (S) – South) and Cardinia (S) – North
- (ii) Casey (C) – Berwick lost part to Casey (C) – South; remainder has been split into two SLAs, Casey (C) – Berwick and Casey (C) – Hallam
- (iii) Casey (C) – South has been split into two SLAs, Casey (C) – South (which also includes a part from Casey (C) – Berwick) and Casey (C) – Cranbourne
- (iv) Knox (C) has been split into two SLAs, Knox (C) – North and Knox (C) – South
- (v) Manningham (C) has been split into two SLAs, Manningham (C) – East and Manningham (C) – West
- (vi) Moira (S) has been split into two SLAs, Moira (S) – East and Moira (S) – West
- (vii) Nillumbik (S) Bal has been split into two SLAs, Nillumbik (S) – South (which also includes a part from Nillumbik (S) – South-West) and Nillumbik (S) Bal
- (viii) Pyrenees (S) has been split into two SLAs, Pyrenees (S) – North and Pyrenees (S) – South
- (ix) Swan Hill (RC) Bal has been split into two SLAs, Swan Hill (RC) – Robinvale and Swan Hill (RC) Bal
- (x) Whittlesea (C) has been split into two SLAs, Whittlesea (C) – North and Whittlesea (C) – South
- (xi) Wyndham (C) has been split into three SLAs, Wyndham (C) – North-West, Wyndham (C) – Werribee and Wyndham (C) Bal

(e) There have been changes between the following boundaries:

- (i) Ballarat (C) – Central and Ballarat (C) – Inner North
- (ii) Ballarat (C) – Inner North and Ballarat (C) – South
- (iii) Banyule (C) – Heidelberg and Banyule (C) – North
- (iv) Colac–Otway (S) – Colac, and Colac–Otway (S) – North
- (v) East Gippsland (S) – Orbost and East Gippsland (S) Bal
- (vi) Geelong and Geelong West
- (vii) Glenelg (S) – Heywood and Glenelg (S) – North
- (viii) Glenelg (S) – Heywood and Glenelg (S) – Portland
- (ix) Loddon (S) – North and Loddon (S) – South
- (x) Macedon Ranges (S) – Kyneton and Macedon Ranges (S) Bal
- (xi) Maroondah (C) – Croydon and Maroondah (C) – Ringwood
- (xii) Moonee Valley (C) – Essendon and Moonee Valley (C) – West
- (xiii) Moyne (S) Bal abolished: split between Moyne (S) – South (renamed to Moyne (S) – South-West) and new SLA Moyne (S) – North-West
- (xiv) Moyne (S) – South created from Moyne (S) – South-West and the southern part of Moyne (S) Bal
- (xv) Nillumbik (S) – South-West, and Nillumbik (S) – South
- (xvi) Surf Coast (S) – East and Surf Coast (S) – West
- (xvii) Wangaratta (RC) – North (previously Milawa (S) – North) and Wangaratta (RC) – South (previously Milawa (S) – South)
- (xviii) Wangaratta (RC) – Central renamed from Milawa (S) – Wangaratta
- (xix) Wellington (S) – Avon and Wellington (S) – Maffra

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

UNPUBLISHED DATA AND RELATED PUBLICATIONS

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

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

Building Approvals, Australia (8731.0) - issued monthly

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

Building Activity, Victoria (8752.2) - issued quarterly

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

ELECTRONIC SERVICES

34. A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS Office. Selected ABS statistics are available on floppy disk. Further information is available on (06) 252 6684.

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SYMBOLS AND USAGES

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r figure or series revised since previous issue

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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

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