

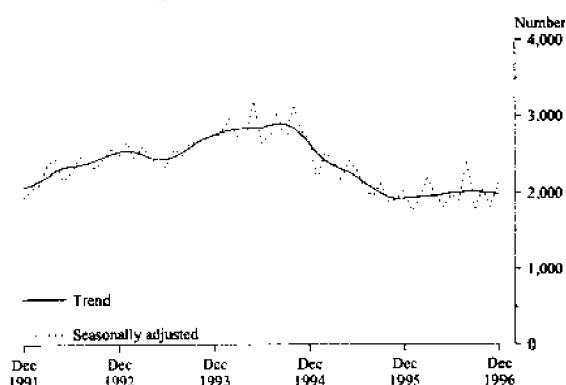
BUILDING APPROVALS, VICTORIA, DECEMBER 1996

MAIN FEATURES

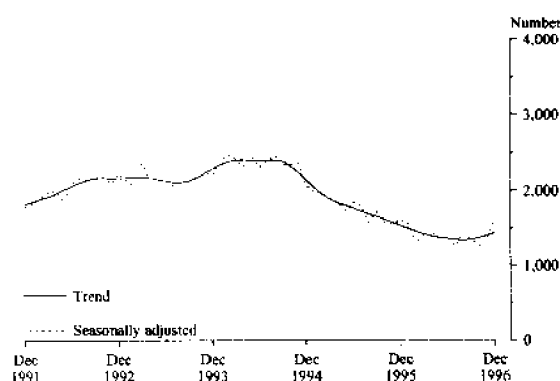
NUMBER OF DWELLING UNITS APPROVED

	December 1995	November 1996	December 1996	December 1995 to December 1996 change	November 1996 to December 1996 change
Original series	1,824	1,874	2,005	9.9%	7.0%
Seasonally adjusted	2,040	1,815	2,127	4.3%	17.2%
Trend estimate	1,935	2,003	1,990	2.8%	-0.6%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for total dwelling units approved decreased in December by 0.6%. This is the third consecutive monthly decline.
- The trend for the number of private sector house approvals increased by 2.6% from the previous month. The trend will continue to grow unless there is a fall of more than 26% in the seasonally adjusted estimate for January.
- In original terms there were 2,005 dwelling units approved in December. Of the total, 1,446 were private sector houses and 317 were private other residential dwelling units.

- The trend for the value of new residential building approved decreased 2.2% in December to \$192.1 million. This is the fourth consecutive monthly decrease.

Non-residential building

- The value of non-residential projects approved in December was \$221.6 million. Of the total, hotels accounted for \$47.4 million followed by factories (\$40.8 million), offices (\$31.1 million), shops (\$24.4 million) and educational (\$24.2 million).
- There were 6 projects valued at \$5 million or more and 25 between \$1 million and \$5 million.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7590 or any ABS State Office.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 July 1996 to December 1996.

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

To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (January 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 January 1997, the trend estimate for that month would be 1,581, a movement of 4.8%. The monthly movements in the trend estimates for October, November and December 1996 which are currently estimated to be 1.8%, 2.4% and 2.5% respectively, would be revised to 3.1%, 4.3% and 4.7%. On the other hand, a 5% seasonally adjusted decline in the number of private sector houses approved in January 1997 would produce a trend estimate for that month of 1,509, a movement of 3.3%, with the movements in the trend estimates for October, November and December 1996, being revised to 2.3%, 3.0% and 3.2% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1997 seasonally adjusted estimate			
			is up 5% on December 1996		is down 5% on December 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
July	1,346	-1.0	1,340	-1.5	1,344	-1.2
August	1,338	-0.6	1,329	-0.9	1,335	-0.7
September	1,346	0.6	1,341	0.9	1,344	0.7
October	1,370	1.8	1,383	3.1	1,375	2.3
November	1,403	2.4	1,442	4.3	1,416	3.0
December	1,439	2.5	1,509	4.7	1,461	3.2
1997—						
January	n.y.a.	n.y.a.	1,581	4.8	1,509	3.3

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1997 seasonally adjusted estimate			
			is up 8% on December 1996		is down 8% on December 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
July	2,012	0.5	2,007	0.2	2,013	0.5
August	2,016	0.2	2,006	-0.0	2,017	0.2
September	2,019	0.2	2,014	0.4	2,019	0.1
October	2,012	-0.4	2,023	0.5	2,008	-0.5
November	2,003	-0.4	2,040	0.8	1,992	-0.8
December	1,990	-0.7	2,069	1.5	1,979	-0.6
1997—						
January	n.y.a.	n.y.a.	2,109	1.9	1,973	-0.3

TABLE 1. DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION (b)										
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	12,551	345	12,896	2,984	723	3,707	616	16,133	1,086	17,219
1995-96										
July-December	7,259	249	7,508	1,054	434	1,488	87	8,400	683	9,083
1996-97										
July-December	5,698	64	5,762	2,816	239	3,055	460	8,973	304	9,277
1995—										
October	1,149	21	1,170	179	67	246	-	1,328	88	1,416
November	1,201	72	1,273	59	165	224	1	1,261	237	1,498
December	968	34	1,002	266	62	328	68	1,302	96	1,398
1996—										
January	859	5	864	64	83	147	23	946	88	1,034
February	833	7	840	437	34	471	88	1,357	42	1,399
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	1,007	33	1,040	398	11	409	4	1,409	44	1,453
June	874	8	882	439	11	450	12	1,325	19	1,344
July	938	22	960	488	106	594	19	1,444	129	1,573
August	1,059	17	1,076	773	34	807	47	1,879	51	1,930
September	896	5	901	263	52	315	30	1,189	57	1,246
October	944	7	951	633	22	655	116	1,693	29	1,722
November	862	4	866	388	17	405	40	1,290	21	1,311
December	999	9	1,008	271	8	279	208	1,478	17	1,495
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	18,286	464	18,750	3,216	937	4,153	662	22,135	1,430	23,565
1995-96										
July-December	10,157	298	10,455	1,094	558	1,652	99	11,350	856	12,206
1996-97										
July-December	8,552	107	8,659	3,083	283	3,366	497	12,128	394	12,522
1995—										
October	1,694	23	1,717	183	101	284	1	1,878	124	2,002
November	1,731	80	1,811	84	188	272	3	1,818	268	2,086
December	1,380	46	1,426	267	62	329	69	1,716	108	1,824
1996—										
January	1,316	14	1,330	64	102	166	23	1,403	116	1,519
February	1,298	12	1,310	489	38	527	94	1,880	51	1,931
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	1,491	53	1,544	446	42	488	11	1,948	95	2,043
June	1,345	22	1,367	477	19	496	14	1,836	41	1,877
July	1,416	34	1,450	514	109	623	22	1,951	144	2,095
August	1,502	23	1,525	825	42	867	53	2,380	65	2,445
September	1,360	8	1,368	304	63	367	43	1,707	71	1,778
October	1,467	17	1,484	699	22	721	120	2,286	39	2,325
November	1,361	7	1,368	424	39	463	43	1,828	46	1,874
December	1,446	18	1,464	317	8	325	216	1,976	29	2,005

(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	1,303.0	32.6	1,335.6	308.4	53.9	362.4	1,611.5	86.5	1,698.0	466.3	1,351.9	1,933.6	3,408.3	4,097.9
1995-96														
July-December	727.4	24.4	751.8	133.7	29.8	163.4	861.0	54.1	915.2	224.0	787.0	1,068.3	1,862.7	2,207.4
1996-97														
July-December	649.9	6.0	655.9	288.7	14.5	303.2	938.6	20.5	959.1	259.1	718.2	986.5	1,903.4	2,204.7
1995—														
October	116.0	2.1	118.1	29.4	3.9	33.3	145.4	6.0	151.4	41.7	286.9	343.8	472.9	536.9
November	123.8	7.5	131.3	5.5	12.3	17.8	129.3	19.8	149.1	41.9	110.0	159.1	279.0	350.0
December	95.7	2.2	97.9	42.7	4.0	46.6	138.4	6.2	144.5	32.0	95.7	137.5	264.0	314.0
1996—														
January	86.6	0.3	86.9	4.8	5.4	10.2	91.4	5.7	97.1	33.0	64.1	125.5	185.3	255.5
February	87.8	0.8	88.6	58.8	4.6	63.3	146.6	5.4	151.9	40.9	114.8	126.5	301.2	319.3
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	115.2	2.6	117.8	31.3	0.7	32.1	146.5	3.3	149.9	39.1	153.8	221.0	337.1	410.0
June	98.3	0.6	98.9	34.8	0.5	35.3	133.2	1.1	134.2	34.8	76.0	102.9	242.4	271.9
July	101.9	1.6	103.5	61.5	6.8	68.3	163.4	8.4	171.8	41.1	86.1	103.8	288.5	316.6
August	119.4	1.4	120.8	88.8	2.1	90.9	208.2	3.5	211.7	45.4	117.2	161.9	369.7	419.0
September	103.0	0.9	103.9	21.0	2.2	23.2	124.0	3.0	127.0	41.3	110.5	144.2	274.9	312.6
October	108.0	0.5	108.6	53.9	2.1	56.1	162.0	2.7	164.6	52.3	131.6	174.1	344.1	391.1
November	102.7	0.3	103.0	38.9	0.8	39.7	141.6	1.1	142.7	39.9	130.1	240.3	308.4	422.9
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
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	1,832.4	42.2	1,874.6	325.8	66.4	392.3	2,158.2	108.7	2,266.9	589.2	1,721.0	2,451.5	4,434.2	5,307.7
1995-96														
July-December	990.1	28.7	1,018.9	137.1	37.2	174.3	1,127.2	65.9	1,193.1	283.0	943.9	1,307.0	2,338.7	2,783.1
1996-97														
July-December	926.3	9.6	936.0	307.1	17.5	324.6	1,233.5	27.1	1,260.6	324.5	868.8	1,217.8	2,409.2	2,802.9
1995—														
October	165.7	2.1	167.8	29.6	6.0	35.7	195.3	8.2	203.5	53.8	307.9	382.1	554.4	639.4
November	172.5	8.3	180.8	7.7	14.5	22.2	180.2	22.8	203.1	52.7	137.6	212.9	367.0	468.7
December	131.6	3.7	135.3	43.0	4.0	47.0	174.6	7.6	182.3	41.1	114.9	172.4	327.2	395.8
1996—														
January	129.2	1.0	130.2	4.8	6.6	11.4	134.0	7.6	141.6	40.9	95.4	163.5	266.8	346.1
February	130.5	1.1	131.6	62.6	4.8	67.4	193.1	5.9	199.0	49.8	182.7	200.1	424.4	448.9
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	160.5	4.2	164.8	35.3	2.3	37.7	195.9	6.6	202.4	53.1	184.3	259.1	427.7	514.5
June	141.4	1.3	142.8	37.6	0.9	38.4	179.0	2.2	181.2	44.0	118.0	171.5	339.1	396.7
July	146.8	2.7	149.6	63.1	7.0	70.0	209.9	9.7	219.6	51.3	108.1	133.9	366.5	404.9
August	161.7	1.7	163.4	93.2	2.8	96.0	254.9	4.5	259.4	54.0	139.2	198.8	446.7	512.2
September	149.2	1.2	150.4	23.5	2.8	26.4	172.8	4.0	176.8	52.6	132.9	174.9	356.7	404.2
October	158.2	1.2	159.3	58.2	2.1	60.3	216.3	3.3	219.6	65.4	153.1	204.5	431.5	489.5
November	151.2	0.5	151.7	41.5	2.3	43.7	192.7	2.8	195.5	51.8	157.7	284.0	398.2	531.2
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

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

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

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1995—						
October	1,567	1,593	1,739	1,881	185.8	45.7
November	1,574	1,655	1,710	1,924	189.0	47.6
December	1,606	1,623	1,880	2,040	202.3	47.3
1996						
January	1,580	1,573	1,722	1,768	157.3	49.1
February	1,293	1,304	1,870	1,924	194.5	50.0
March	1,423	1,408	2,153	2,212	190.2	61.8
April	1,478	1,509	1,819	1,970	186.2	55.7
May	1,354	1,433	1,719	1,813	181.5	46.9
June	1,392	1,413	1,917	1,983	194.5	48.8
July	1,256	1,313	1,752	1,897	198.4	51.3
August	1,426	1,483	2,257	2,436	260.2	55.4
September	1,357	1,363	1,742	1,799	179.6	54.4
October	1,264	1,320	1,983	2,053	189.5	52.6
November	1,336	1,285	1,833	1,815	192.9	48.0
December	1,614	1,599	2,048	2,127	196.0	54.0
TREND ESTIMATES						
1995—						
October	1,618	1,665	1,808	1,951	191.7	46.0
November	1,579	1,609	1,804	1,930	189.2	46.9
December	1,538	1,556	1,822	1,935	187.4	48.9
1996—						
January	1,500	1,511	1,848	1,949	184.9	50.9
February	1,459	1,470	1,864	1,953	182.5	52.5
March	1,421	1,438	1,877	1,960	183.0	53.2
April	1,395	1,420	1,884	1,971	187.5	53.1
May	1,377	1,415	1,883	1,987	193.9	52.6
June	1,360	1,408	1,885	2,003	200.6	52.1
July	1,346	1,395	1,894	2,012	205.0	51.8
August	1,338	1,379	1,910	2,016	206.0	52.0
September	1,346	1,373	1,931	2,019	204.3	52.5
October	1,370	1,382	1,942	2,012	200.5	52.6
November	1,403	1,400	1,951	2,003	196.4	52.6
December	1,439	1,424	1,951	1,990	192.1	52.3

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
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	1,681.6	1,720.2	465.4	2,185.6	540.6	2,068.9	2,946.7	4,727.5	5,672.9
1995—									
June qtr.	485.7	496.8	177.3	674.1	142.7	406.9	646.0	1,198.5	1,462.8
Sept. qtr.	480.1	493.4	82.9	576.4	124.9	463.6	652.4	1,147.5	1,353.6
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.	407.0	415.6	123.9	539.5	139.6	489.1	710.4	1,155.5	1,389.4
Sept. qtr.	418.5	423.6	225.8	649.4	144.4	451.7	602.8	1,243.2	1,396.7

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

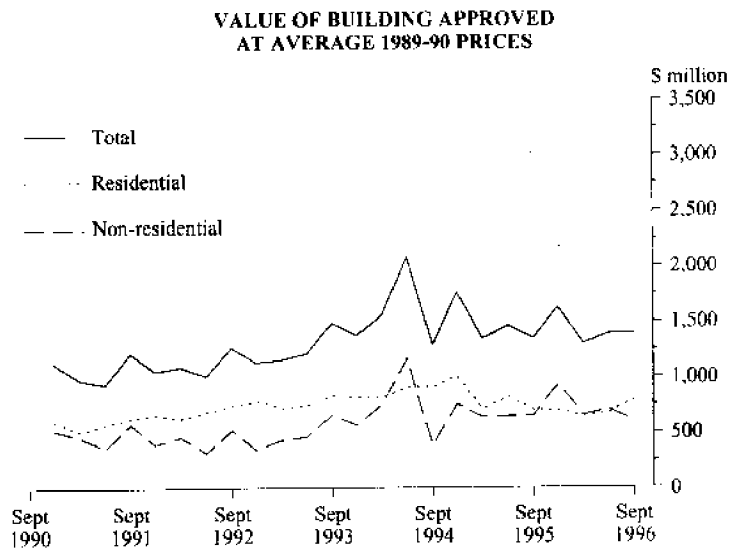


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP

TABLE 3. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP							
Class of building	(\$ million)						
	1994-95	1995-96	July-December		1996		
			1995-96	1996-97	October	November	December
PRIVATE SECTOR							
New houses	2,383.4	1,832.4	990.1	926.3	158.2	151.2	159.2
New other residential buildings	388.8	325.8	137.1	307.1	58.2	41.5	27.7
Total new residential building	2,772.2	2,158.2	1,127.2	1,233.5	216.3	192.7	186.9
Alterations and additions to residential buildings	670.6	555.0	267.7	306.9	62.1	47.9	44.9
Hotels, etc.	47.0	135.2	112.6	105.0	4.7	14.5	47.4
Shops	351.0	365.0	193.3	148.4	22.2	20.0	18.1
Factories	206.8	227.6	102.1	157.8	23.8	29.5	40.8
Offices	238.1	301.0	174.5	142.9	38.0	24.2	25.6
Other business premises	165.0	264.8	156.2	150.6	32.4	28.2	19.2
Educational	77.4	80.6	36.6	37.9	5.7	5.5	6.0
Religious	15.4	7.5	3.9	5.5	1.3	1.2	0.9
Health	49.2	68.6	25.8	44.6	11.8	17.6	7.5
Entertainment and recreational	81.9	136.2	102.1	29.4	9.6	6.6	1.8
Miscellaneous	42.9	134.5	36.9	46.7	3.7	10.1	10.5
Total non-residential building	1,274.7	1,721.0	943.9	868.8	153.1	157.7	177.7
Total	4,717.5	4,434.2	2,338.7	2,409.2	431.5	398.2	409.5
PUBLIC SECTOR							
New houses	41.9	42.2	28.7	9.6	1.2	0.5	2.3
New other residential buildings	59.9	66.4	37.2	17.5	2.1	2.3	0.5
Total new residential building	101.8	108.7	65.9	27.1	3.3	2.8	2.8
Alterations and additions to residential buildings	14.4	34.3	15.4	17.6	3.3	3.9	4.6
Hotels, etc.	1.1	1.2	0.6	0.5	—	—	—
Shops	7.7	25.5	24.2	9.1	0.1	0.3	6.3
Factories	12.4	3.0	2.5	20.1	0.1	—	—
Offices	123.1	118.0	56.6	71.1	22.2	13.0	5.6
Other business premises	53.3	75.7	19.0	4.0	0.3	0.8	0.5
Educational	226.3	284.2	159.6	78.7	19.5	8.7	18.1
Religious	—	—	—	—	—	—	—
Health	71.8	68.0	38.1	105.3	3.4	76.0	6.0
Entertainment and recreational	148.6	115.1	47.0	21.9	4.7	9.5	3.0
Miscellaneous	56.2	39.9	15.7	38.3	1.1	18.0	4.3
Total non-residential building	700.5	730.5	363.1	349.0	51.4	126.4	43.9
Total	816.7	873.4	444.4	393.7	58.1	133.0	51.2
TOTAL							
New houses	2,425.3	1,874.6	1,018.9	936.0	159.3	151.7	161.5
New other residential buildings	448.7	392.3	174.3	324.6	60.3	43.7	28.2
Total new residential building	2,874.0	2,266.9	1,193.1	1,260.6	219.6	195.5	189.7
Alterations and additions to residential buildings	685.1	589.2	283.0	324.5	65.4	51.8	49.4
Hotels, etc.	48.1	136.4	113.2	105.6	4.7	14.5	47.4
Shops	358.8	390.4	217.5	157.5	22.4	20.4	24.4
Factories	219.2	230.6	104.6	177.9	23.8	29.5	40.8
Offices	361.2	419.0	231.1	214.1	60.2	37.2	31.1
Other business premises	218.3	340.5	175.2	154.6	32.7	29.1	19.7
Educational	303.7	364.8	196.2	116.5	25.2	14.2	24.2
Religious	15.4	7.5	3.9	5.5	1.3	1.2	0.9
Health	121.0	136.6	63.8	149.9	15.3	93.7	13.5
Entertainment and recreational	230.4	251.3	149.0	51.3	14.3	16.1	4.8
Miscellaneous	99.0	174.4	52.6	85.0	4.7	28.1	14.8
Total non-residential building	1,975.2	2,451.5	1,307.0	1,217.8	204.5	284.0	221.6
Total	5,534.3	5,307.7	2,783.1	2,802.9	489.5	531.2	460.8

**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.												
1996 October	8	0.7	4	1.4	1	0.5	1	2.1	—	—	14	4.7
November	4	0.5	1	0.2	1	0.7	3	6.2	1	7.0	10	14.5
December	8	0.9	—	—	—	—	1	2.5	1	44.0	10	47.4
SHOPS												
1996 October	59	5.2	16	5.0	5	3.6	4	8.5	—	—	84	22.4
November	59	4.9	13	3.5	3	1.8	3	4.7	1	5.5	79	20.4
December	51	4.3	8	2.2	7	4.3	5	13.7	—	—	71	24.4
FACTORIES												
1996 October	39	4.1	22	7.4	7	4.6	3	7.7	—	—	71	23.8
November	23	2.3	15	4.1	2	1.4	3	5.9	2	15.9	45	29.5
December	34	3.7	19	5.2	8	5.2	3	7.1	1	19.5	65	40.8
OFFICES												
1996 October	51	4.7	24	6.6	10	6.6	15	32.3	1	10.0	101	60.2
November	54	4.9	17	4.8	2	1.2	3	9.4	2	16.9	78	37.2
December	33	3.3	19	6.5	4	3.3	3	6.7	2	11.3	61	31.1
OTHER BUSINESS PREMISES												
1996 October	26	3.0	16	4.6	8	5.6	6	10.4	1	9.1	57	32.7
November	36	3.7	13	4.3	5	3.6	5	12.5	1	5.0	60	29.1
December	27	2.6	18	4.9	11	7.9	2	4.3	—	—	58	19.7
EDUCATIONAL												
1996 October	12	1.2	8	2.3	5	3.2	4	7.1	1	11.3	30	25.2
November	18	1.7	10	2.9	2	1.6	3	8.0	—	—	33	14.2
December	23	2.2	18	5.4	2	1.6	3	9.6	1	5.5	47	24.2
RELIGIOUS												
1996 October	4	0.4	3	0.9	—	—	—	—	—	—	7	1.3
November	—	—	4	1.2	—	—	—	—	—	—	4	1.2
December	1	0.1	—	—	1	0.8	—	—	—	—	2	0.9
HEALTH												
1996 October	13	1.5	5	1.7	2	1.4	6	10.8	—	—	26	15.3
November	7	0.6	2	0.8	—	—	9	23.5	3	68.8	21	93.7
December	4	0.5	4	1.6	4	2.4	5	9.0	—	—	17	13.5
ENTERTAINMENT AND RECREATIONAL												
1996 October	15	1.5	9	2.4	2	1.1	4	9.4	—	—	30	14.3
November	12	1.1	3	0.8	3	2.4	2	5.6	1	6.3	21	16.1
December	9	1.0	5	1.5	1	0.7	1	1.6	—	—	16	4.8
MISCELLANEOUS												
1996 October	13	1.4	5	1.8	1	0.6	1	1.0	—	—	20	4.7
November	9	0.9	6	1.9	2	1.9	7	11.8	2	11.6	26	28.1
December	19	2.1	12	3.7	—	—	2	2.0	1	7.0	34	14.8
TOTAL NON-RESIDENTIAL BUILDING												
1996 October	240	23.7	112	34.0	41	27.0	44	89.4	3	30.4	440	204.5
November	222	20.7	84	24.5	20	14.3	38	87.5	13	137.0	377	284.0
December	209	20.7	103	31.0	38	26.2	25	56.5	6	87.3	381	221.6

**TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS, DECEMBER 1996**

<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	20	2,858	—	—	20	2,858
Brick-veneer	671	75,912	1	153	672	76,066
Timber	30	3,214	—	—	30	3,214
Fibre cement	8	506	—	—	8	506
Steel, aluminium or other materials	2	157	—	—	2	157
Not stated	268	32,233	8	1,202	276	33,435
Total houses	999	114,881	9	1,355	1,008	116,236
Other residential buildings	271	24,568	8	468	279	25,035
Total residential buildings	1,270	139,448	17	1,823	1,287	141,271
REST OF VICTORIA (b)						
Houses —						
Brick, stone or concrete	31	2,998	1	153	32	3,151
Brick-veneer	233	23,912	6	584	239	24,496
Timber	55	5,455	—	—	55	5,455
Fibre cement	4	436	—	—	4	436
Steel, aluminium or other materials	6	469	—	—	6	469
Not stated	117	10,987	2	229	119	11,216
Total houses	447	44,346	9	966	456	45,312
Other residential buildings	46	3,128	—	—	46	3,128
Total residential buildings	493	47,474	9	966	502	48,440
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	51	5,856	1	153	52	6,009
Brick-veneer	904	99,825	7	737	911	100,562
Timber	85	8,669	—	—	85	8,669
Fibre cement	12	942	—	—	12	942
Steel, aluminium or other materials	8	626	—	—	8	626
Not stated	385	43,220	10	1,430	395	44,650
Total houses	1,446	159,227	18	2,321	1,464	161,548
Other residential buildings	317	27,696	8	468	325	28,163
Total residential buildings	1,763	186,923	26	2,788	1,789	189,711

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

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 1996

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	8	—	966	5	—	550	1,046	538	538	3,101
North	8	—	600	—	—	—	433	597	597	1,630
Total	16	—	1,566	5	—	550	1,479	1,135	1,135	4,730
Bayside (C)										
Brighton	6	—	1,270	10	—	1,375	486	—	—	3,131
South	3	—	366	20	—	1,460	417	1,930	1,930	4,173
Total	9	—	1,636	30	—	2,835	902	1,930	1,930	7,303
Boroondara (C)										
Camberwell North	14	—	2,200	2	—	150	1,644	260	260	4,254
Camberwell South	5	—	1,102	—	—	—	1,786	520	520	3,408
Hawthorn	5	—	776	2	—	190	677	127	1,127	2,770
Kew	3	—	712	—	—	—	365	2,220	3,985	5,062
Total	27	—	4,789	4	—	340	4,472	3,127	5,892	15,493
Brimbank (C)										
Keilor	53	—	5,778	6	—	310	148	1,415	1,415	7,650
Sunshine	19	—	2,129	4	—	226	341	1,030	1,030	3,727
Total	72	—	7,907	10	—	536	489	2,445	2,445	11,377
Cardinia (S)										
North	15	—	1,231	—	—	—	85	196	276	1,592
Pakenham	13	—	1,332	—	—	—	11	—	1,612	2,954
South	2	—	168	—	—	—	—	50	50	218
Total	30	—	2,731	—	—	—	96	246	1,938	4,764
Casey (C)										
Berwick	111	—	11,418	—	—	—	268	678	678	12,365
Cranbourne	31	—	2,368	5	—	200	410	770	840	3,818
Hallam	14	—	1,772	—	—	—	387	533	533	2,693
South	3	—	197	—	—	—	60	120	120	377
Total	159	—	15,756	5	—	200	1,125	2,101	2,171	19,252
Darebin (C)										
Northcote	6	—	582	11	—	727	289	220	220	1,818
Preston	16	—	2,253	12	—	740	571	6,006	6,505	10,069
Total	22	—	2,835	23	—	1,467	861	6,226	6,725	11,887
Frankston (C)										
East	23	—	2,204	—	—	—	127	—	—	2,331
West	11	—	1,635	—	—	—	182	1,646	4,663	6,480
Total	34	—	3,839	—	—	—	309	1,646	4,663	8,812
Glen Eira (C)										
Caulfield	7	—	1,213	14	—	971	1,200	875	925	4,308
South	9	—	681	6	—	340	948	250	250	2,219
Total	16	—	1,894	20	—	1,311	2,148	1,125	1,175	6,528
Greater Dandenong (C)										
Dandenong	3	—	283	—	—	—	216	8,920	8,920	9,419
Balance	16	—	1,403	2	—	190	196	1,415	1,415	3,203
Total	19	—	1,685	2	—	190	411	10,335	10,335	12,622
Hobsons Bay (C)										
Altona	41	—	4,005	9	—	531	332	2,426	2,426	7,293
Williamstown	16	2	2,306	4	4	600	732	7,770	7,770	11,408
Total	57	2	6,311	13	4	1,131	1,064	10,196	10,196	18,702
Hume (C)										
Broadmeadows	5	—	370	6	—	300	172	3,116	4,127	4,969
Craigieburn	33	—	3,805	—	—	—	82	1,265	1,265	5,152
Sunbury	14	—	1,610	—	—	—	202	100	100	1,913
Total	52	—	5,785	6	—	300	457	4,481	5,492	12,034
Kingston (C)										
North	9	—	808	15	—	1,090	569	3,425	3,715	6,181
South	25	—	2,679	—	—	—	239	700	700	3,618
Total	34	—	3,487	15	—	1,090	808	4,125	4,415	9,800

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 1996—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	26	—	2,824	3	—	180	689	800	800	4,494
South	29	—	3,689	—	—	—	236	1,168	1,168	5,093
Total	55	—	6,514	3	—	180	925	1,968	1,968	9,587
Manningham (C)										
East	4	—	562	—	—	—	378	—	—	940
West	31	—	4,110	2	—	200	677	700	700	5,687
Total	35	—	4,672	2	—	200	1,055	700	700	6,627
Maribyrnong (C)	1	3	251	3	2	286	921	110	110	1,567
Maroondah (C)										
Croydon	7	2	1,129	2	—	99	281	160	230	1,740
Ringwood	8	1	1,453	—	—	—	227	—	—	1,680
Total	15	3	2,583	2	—	99	508	160	230	3,420
Melbourne (C)										
Inner	—	—	—	—	—	—	—	49,029	49,754	49,754
Remainder	6	—	976	9	—	2,070	1,493	8,660	9,930	14,469
Total	6	—	976	9	—	2,070	1,493	57,689	59,684	64,223
Melton (S)										
East	8	—	1,184	—	—	—	50	—	—	1,234
Balance	6	—	723	—	—	—	131	50	150	1,004
Total	14	—	1,907	—	—	—	181	50	150	2,237
Monash (C)										
South-West	10	—	1,273	8	—	575	404	210	890	3,142
Waverley East	3	—	399	4	2	502	413	58	58	1,372
Waverley West	11	—	1,567	2	—	168	1,092	9,753	9,753	12,580
Total	24	—	3,239	14	2	1,245	1,908	10,021	10,702	17,094
Moonee Valley (C)										
Essendon	3	—	410	5	—	400	1,137	528	528	2,475
West	16	—	2,533	4	—	270	291	564	564	3,658
Total	19	—	2,943	9	—	670	1,428	1,092	1,092	6,133
Moreland (C)										
Brunswick	2	—	200	—	—	—	539	—	—	739
Coburg	2	—	200	—	—	—	55	—	—	255
North	10	1	1,389	2	—	65	107	88	88	1,649
Total	14	1	1,789	2	—	65	701	88	88	2,642
Mornington Peninsula (S)										
East	9	—	1,266	—	—	—	313	60	60	1,640
South	28	—	2,408	—	—	—	323	170	170	2,901
West	14	—	1,470	2	—	220	453	90	90	2,233
Total	51	—	5,144	2	—	220	1,089	320	320	6,773
Nillumbik (S)										
South	3	—	490	—	—	—	112	75	75	677
South-West	5	—	826	—	—	—	51	350	350	1,227
Balance	2	—	145	—	—	—	15	50	50	210
Total	10	—	1,461	—	—	—	178	475	475	2,114
Port Phillip (C)										
St Kilda	5	—	1,015	—	—	—	1,151	461	461	2,626
West	2	—	225	—	—	—	506	150	150	881
Total	7	—	1,240	—	—	—	1,657	611	611	3,507
Stonnington (C)										
Prahan	4	—	1,007	9	—	1,769	2,697	1,136	1,136	6,608
Malvern	1	—	165	12	—	1,228	1,929	1,865	1,865	5,187
Total	5	—	1,172	21	—	2,997	4,626	3,001	3,001	11,795
Whitehorse (C)										
Box Hill	14	—	2,063	—	—	—	928	1,447	2,827	5,817
Nunawading East	7	—	933	8	—	514	574	1,065	1,065	3,086
Nunawading West	28	—	3,537	16	—	1,556	582	3,486	3,486	9,161
Total	49	—	6,533	24	—	2,070	2,083	5,998	7,378	18,064

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 1996—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	13	—	1,575	—	—	—	35	253	253	1,863
South	42	—	4,869	—	—	—	269	1,245	1,245	6,383
Total	55	—	6,444	—	—	—	304	1,498	1,498	8,246
Wyndham (C)										
North-East	2	—	194	—	—	—	—	—	—	194
Werribee	38	—	3,778	3	—	120	557	1,195	1,195	5,650
Balance	4	—	439	—	—	—	110	1,337	1,337	1,886
Total	44	—	4,411	3	—	120	667	2,532	2,532	7,730
Yarra (C)										
North	4	—	433	4	—	330	1,885	200	200	2,848
Richmond	2	—	120	38	—	4,425	693	2,085	2,085	7,323
Total	6	—	553	42	—	4,755	2,578	2,285	2,285	10,171
Yarra Ranges (S) — Pt A (d)										
Central	3	—	296	—	—	—	59	180	180	536
North	1	—	118	2	—	110	88	—	—	316
South-West	38	—	3,770	—	—	—	1,955	4,862	10,607	16,332
Total	42	—	4,184	2	—	110	2,103	5,042	10,787	17,184
Melbourne (SD)	999	9	116,236	271	8	25,035	39,024	142,760	162,124	342,419
BARWON STATISTICAL DIVISION										
Colac-Otway (S)										
Colac	3	—	439	—	—	—	12	—	—	451
North	—	—	—	—	—	—	45	—	—	45
South	4	—	198	—	—	—	150	335	335	683
Total	7	—	638	—	—	—	207	335	335	1,180
Golden Plains (S)										
North-West	—	—	—	—	—	—	10	—	—	10
South-East	4	—	405	—	—	—	10	—	—	415
Total	4	—	405	—	—	—	20	—	—	425
Greater Geelong (C)										
Part A										
Bellarine — Inner	5	—	410	4	—	200	51	—	—	660
Corio — Inner	20	—	1,916	3	—	165	101	1,680	1,680	3,862
Geelong	1	—	80	4	—	300	120	683	2,028	2,527
Geelong West	2	—	224	—	—	—	227	—	310	761
Newtown	—	—	—	—	—	—	103	748	748	851
South Barwon — Inner	19	—	2,156	8	—	645	328	910	910	4,039
Part B	12	—	1,166	—	—	—	475	58	2,295	3,936
Part C	3	—	289	—	—	—	—	—	—	289
Total	59	—	5,951	19	—	1,310	1,405	4,079	7,971	16,637
Queenscliffe (B)	—	—	—	—	—	—	79	—	—	79
Surf Coast (S)										
East	6	—	672	—	—	—	251	—	—	924
West	4	—	350	—	—	—	352	—	—	702
Total	10	—	1,023	—	—	—	603	—	—	1,625
Barwon (SD)	83	—	8,306	19	—	1,310	2,314	4,414	8,306	20,235

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 1996—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	—	—	—	—	—	—	105	—	450	555
South	—	—	—	—	—	—	30	215	215	245
Total	—	—	—	—	—	—	134	215	665	799
Glenelg (S)										
Heywood	1	—	29	—	—	—	37	50	50	116
North	—	—	—	—	—	—	—	—	—	—
Portland	5	—	570	—	—	—	60	—	—	630
Total	6	—	599	—	—	—	97	50	50	746
Moyne (S)										
North-East	—	—	—	—	—	—	46	—	170	216
North-West	—	—	—	—	—	—	—	—	—	—
South	2	—	152	2	—	243	65	80	80	540
Total	2	—	152	2	—	243	111	80	250	756
Southern Grampians (S)										
Hamilton	1	1	228	—	—	—	59	—	—	287
Wannon	—	—	—	—	—	—	44	—	—	44
Balance	2	—	268	—	—	—	41	135	135	444
Total	3	1	496	—	—	—	143	135	135	774
Warmambool (C)	13	—	1,580	—	—	—	252	491	491	2,323
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
Western District (SD)	24	1	2,827	2	—	243	737	971	1,591	5,398
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	2	—	242	—	—	—	28	—	—	270
Ballarat (C)										
Central	2	—	165	5	—	375	354	210	3,397	4,291
Inner North	5	—	477	—	—	—	256	326	326	1,059
North	3	—	260	—	—	—	—	—	—	260
South	10	—	1,058	—	—	—	265	—	3,249	4,572
Total	20	—	1,960	5	—	375	875	536	6,972	10,182
Hepburn (S)										
East	4	—	210	—	—	—	50	—	—	260
West	4	—	259	—	—	—	123	180	180	561
Total	8	—	469	—	—	—	173	180	180	821
Moorabool (S)										
Bacchus Marsh	1	—	240	—	—	—	—	54	54	294
Ballan	2	—	305	—	—	—	30	—	—	335
West	1	—	80	—	—	—	15	—	—	95
Total	4	—	625	—	—	—	45	54	54	724
Pyrenees (S)										
North	1	—	90	—	—	—	—	—	—	90
South	—	—	—	—	—	—	—	—	—	—
Total	1	—	90	—	—	—	—	—	—	90
Central Highlands (SD)	35	—	3,385	5	—	375	1,120	770	7,206	12,087

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 1996—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)	—	—	—	—	—	—	51	—	—	51
Horsham (RC)	—	—	—	—	—	—	—	—	—	—
Central	4	—	331	—	—	—	—	—	—	331
Balance	—	—	—	—	—	—	60	—	—	60
Total	4	—	331	—	—	—	60	—	—	391
Northern Grampians (S)	—	—	—	—	—	—	—	—	—	—
St Arnaud	2	—	138	—	—	—	19	—	—	157
Stawell	—	—	—	—	—	—	12	1,148	1,148	1,160
Total	2	—	138	—	—	—	31	1,148	1,148	1,317
West Wimmera (S)	1	—	25	—	—	—	—	—	—	25
Yarriambiack (S)	—	—	—	—	—	—	—	—	—	—
North	—	—	—	—	—	—	—	—	—	—
South	1	—	150	—	—	—	—	—	—	150
Total	1	—	150	—	—	—	—	—	—	150
Wimmera (SD)	8	—	644	—	—	—	142	1,148	1,148	1,934
MALLEE STATISTICAL DIVISION										
Buloke (S)	—	—	—	—	—	—	—	—	—	—
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Gannawarra (S)	—	—	—	—	—	—	16	50	50	66
Mildura (RC)	—	—	—	—	—	—	—	—	—	—
Pt A	11	1	1,481	2	—	150	438	1,490	1,690	3,759
Pt B	—	—	—	—	—	—	—	—	—	—
Total	11	1	1,481	2	—	150	438	1,490	1,690	3,759
Swan Hill (RC)	—	—	—	—	—	—	—	—	—	—
Central	1	—	70	—	—	—	131	50	50	251
Robinvale	—	—	—	—	—	—	—	—	—	—
Balance	—	—	—	—	—	—	—	—	—	—
Total	1	—	70	—	—	—	131	50	50	251
Mallee (SD)	12	1	1,551	2	—	150	585	1,590	1,790	4,076

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 1996—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	—	—		2	—	25	32	—	—	57
Balance	1	—	80	—	—	—	—	—	—	80
Total	1	—	80	2	—	25	32	—	—	137
Greater Bendigo (C)										
Part A										
Central	4	—	320	—	—	—	121	1,471	1,471	1,911
Eaglehawk	2	—	152	—	—	—	14	—	133	299
Inner East	8	—	871	—	—	—	35	—	—	906
Inner North	—	—	—	—	—	—	77	—	—	77
Inner West	6	—	459	—	—	—	53	400	524	1,036
Strathfieldsaye	13	—	1,401	—	—	—	22	—	244	1,667
Part B	6	—	434	—	—	—	56	365	365	855
Total	39	—	3,636	—	—	—	378	2,236	2,737	6,751
Loddon (S)										
North	1	—	69	—	—	—	—	—	—	69
South	—	—	—	—	—	—	45	—	—	45
Total	1	—	69	—	—	—	45	—	—	114
Macedon Ranges (S)										
Kyneton	4	—	304	—	—	—	10	—	—	314
Romsey	10	—	1,210	4	—	200	73	70	70	1,553
Balance	13	—	1,457	—	—	—	566	198	198	2,220
Total	27	—	2,971	4	—	200	648	268	268	4,087
Mount Alexander (S)										
Castlemaine	2	—	160	—	—	—	—	1,013	1,013	1,173
Balance	2	—	110	—	—	—	33	56	56	199
Total	4	—	270	—	—	—	33	1,069	1,069	1,371
Loddon-Campaspe (SD)	72	—	7,026	6	—	225	1,136	3,572	4,073	12,460

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 1996—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	---	---	---	---	---	---	---	---	---	---
Kyabram	1	---	105	---	---	---	---	---	---	105
Rochester	---	---	---	---	---	---	---	---	---	---
South	---	---	---	---	---	---	---	---	---	---
Total	1	---	105	---	---	---	---	---	---	105
Delatite (S)										
Benalla	1	---	101	---	---	---	172	277	277	550
North	2	---	154	---	---	---	25	---	---	179
South	2	---	120	2	---	35	270	---	5,500	5,925
Total	5	---	375	2	---	35	467	277	5,777	6,654
Greater Shepparton (C)										
Part A	21	2	2,216	---	---	---	14	300	300	2,530
Part B										
East	5	---	404	---	---	---	---	---	---	404
West	2	---	237	---	---	---	81	---	---	318
Total	28	2	2,857	---	---	---	95	300	300	3,252
Mitchell (S)										
North	3	---	164	---	---	---	36	---	450	650
South	9	---	835	---	---	---	75	---	---	910
Total	12	---	999	---	---	---	111	---	450	1,560
Moira (S)										
East	1	---	58	---	---	---	---	---	---	58
West	16	---	1,544	---	---	---	248	---	---	1,791
Total	17	---	1,602	---	---	---	248	---	---	1,849
Murrindindi (S)										
East	5	---	339	---	---	---	14	---	---	354
West	4	---	228	---	---	---	55	---	---	283
Total	9	---	567	---	---	---	69	---	---	637
Strathbogie (S)	2	---	152	---	---	---	65	415	415	632
Goulburn (SD)	74	2	6,658	2	---	35	1,054	992	6,942	14,689
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	18	---	3,257	6	---	490	147	116	411	4,306
West	2	---	212	---	---	---	15	60	60	287
Total	20	---	3,469	6	---	490	162	176	471	4,593
Indigo (S)										
Part A	2	---	180	---	---	---	---	---	---	180
Part B	1	1	77	---	---	---	55	---	---	132
Total	3	1	257	---	---	---	55	---	---	312
Wangaratta (RC)										
Central	1	---	89	---	---	---	205	450	640	934
North	2	---	230	---	---	---	45	100	100	375
South	1	---	120	---	---	---	34	---	110	264
Total	4	---	439	---	---	---	283	550	850	1,573
Towong (S)										
Part A	1	---	80	---	---	---	13	---	---	93
Part B	1	---	157	---	---	---	---	---	---	157
Total	2	---	237	---	---	---	13	---	---	250
Wodonga (RC)	6	---	710	---	---	---	244	---	---	953
Ovens-Murray (SD)	35	1	5,112	6	---	490	757	726	1,321	7,681

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), DECEMBER 1996—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	22	—	1,907	—	—	—	298	80	2,080	4,284
Orbost	11	—	1,102	—	—	—	173	—	—	1,275
South-West	2	—	137	—	—	—	—	—	—	137
Balance	3	—	138	—	—	—	—	—	—	138
Total	38	—	3,283	—	—	—	471	80	2,080	5,833
Wellington (S)										
Alberton	2	—	118	—	—	—	267	—	—	385
Avon	—	—	—	—	—	—	26	—	—	26
Maffra	1	—	86	2	—	180	—	—	—	266
Rosedale	1	—	130	—	—	—	16	66	66	212
Sale	7	3	1,055	—	—	—	118	—	—	1,173
Total	11	3	1,389	2	—	180	427	66	66	2,063
East Gippsland (SD)	49	3	4,672	2	—	180	898	146	2,146	7,896
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)										
Phillip Island	5	—	279	—	—	—	62	—	—	341
Balance	4	—	218	—	—	—	12	162	162	391
Total	9	—	497	—	—	—	74	162	162	732
Baw Baw (S)										
Part A	2	—	246	—	—	—	10	—	—	256
Part B										
East	—	—	—	—	—	—	—	—	—	—
West	24	—	2,166	—	—	—	220	843	1,097	3,483
Total	26	—	2,411	—	—	—	230	843	1,097	3,738
La Trobe (S)										
Moe	1	—	141	—	—	—	108	—	—	249
Morwell	4	1	501	—	—	—	69	19,531	23,621	24,192
Traralgon	6	—	692	2	—	120	790	50	50	1,651
Balance	—	—	—	—	—	—	67	—	—	67
Total	11	1	1,334	2	—	120	1,034	19,581	23,671	26,159
South Gippsland (S)										
Central	8	—	786	—	—	—	225	50	50	1,061
East	—	—	—	—	—	—	39	—	—	39
West	1	—	103	—	—	—	77	—	—	180
Total	9	—	889	—	—	—	341	50	50	1,281
Yarra Ranges (S) Pt B (d)	—	—	—	—	—	—	—	—	—	—
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	55	1	5,131	2	—	120	1,679	20,636	24,980	31,910
VICTORIA										
Victoria	1,446	18	161,548	317	8	28,163	49,445	177,726	221,628	460,784

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

TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS (a), DECEMBER 1996

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION										
Greater Geelong (C) —										
— Bellarine — Inner	5	—	410	4	—	200	51	—	—	660
— Corio — Inner	20	—	1,916	3	—	165	101	1,680	1,680	3,862
— Geelong	1	—	80	4	—	300	120	683	2,028	2,527
— Geelong West	2	—	224	—	—	—	227	—	310	761
— Newtown	—	—	—	—	—	—	103	748	748	851
— South Barwon — Inner	19	—	2,156	8	—	645	328	910	910	4,039
Greater Geelong City Part A (SSD)	47	—	4,785	19	—	1,310	930	4,021	5,676	12,701
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) —										
— Central	2	—	165	5	—	375	354	210	3,397	4,291
— Inner North	5	—	477	—	—	—	256	326	326	1,059
— North	3	—	260	—	—	—	—	—	—	260
— South	10	—	1,058	—	—	—	265	—	3,249	4,572
Ballarat City (SSD)	20	—	1,960	5	—	375	875	536	6,972	10,182
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) — Pt A	11	1	1,481	2	—	150	438	1,490	1,690	3,759
Mildura Rural City Part A (SSD)	11	1	1,481	2	—	150	438	1,490	1,690	3,759
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
— Central	4	—	320	—	—	—	121	1,471	1,471	1,911
— Eaglehawk	2	—	152	—	—	—	14	—	133	299
— Inner East	8	—	871	—	—	—	35	—	—	906
— Inner North	—	—	—	—	—	—	77	—	—	77
— Inner West	6	—	459	—	—	—	53	400	524	1,036
— Strathfieldsaye	13	—	1,401	—	—	—	22	—	244	1,667
Greater Bendigo City Part A (SSD)	33	—	3,202	—	—	—	322	1,871	2,372	5,896
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	21	2	2,216	—	—	—	14	300	300	2,530
Shepparton City Part A (SSD)	21	2	2,216	—	—	—	14	300	300	2,530
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) — Pt A	2	—	180	—	—	—	—	—	—	180
Towong (S) — Pt A	1	—	80	—	—	—	13	—	—	93
Wodonga (RC)	6	—	710	—	—	—	244	—	—	953
Wodonga (SSD)	9	—	970	—	—	—	256	—	—	1,226
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
— Moe	1	—	141	—	—	—	108	—	—	249
— Morwell	4	1	501	—	—	—	69	19,531	23,621	24,192
— Traralgon	6	—	692	2	—	120	790	50	50	1,651
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	13	1	1,579	2	—	120	1,044	19,581	23,671	26,414

(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)
(S'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>
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	282,658	308,363	6,152	77,392	222,515	100,525	1,933,633
1995 October	96,390	17,070	8,533	52,123	38,337	20,773	280	2,622	96,244	11,451	343,823
November	1,780	21,097	14,504	29,939	32,455	41,364	780	10,994	4,646	1,498	159,057
December	1,858	41,762	8,668	13,539	15,281	32,006	1,155	975	3,167	19,103	137,515
1996 October	1,675	17,341	21,748	54,521	28,514	20,588	1,030	13,812	12,899	1,992	174,121
November	14,006	16,670	16,216	32,827	26,198	11,862	850	85,367	11,989	24,364	240,349
December	47,108	17,956	18,479	26,752	15,935	11,918	800	8,044	3,487	11,645	162,124
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
1995 October	800	1,430	963	250	5,405	270	109	450	—	—	9,677
November	—	400	3,389	300	308	1,000	—	—	255	357	6,009
December	—	4,020	492	100	—	252	—	—	150	630	5,644
1996 October	600	2,028	661	331	370	1,442	—	675	—	80	6,187
November	62	1,325	2,100	233	—	307	—	95	—	—	4,122
December	—	1,929	979	55	378	1,125	—	1,925	698	1,216	8,306
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
1995 October	150	—	391	125	120	—	—	3,975	90	—	4,851
November	—	—	150	405	160	—	—	151	—	265	1,131
December	70	—	257	—	—	—	—	—	53	102	482
1996 October	—	650	330	760	120	342	—	—	—	458	2,660
November	—	160	326	129	150	—	—	3,977	235	—	4,977
December	—	112	50	620	428	—	—	—	135	245	1,590
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
1995 October	380	2,269	534	110	130	893	—	—	—	430	4,746
November	84	710	380	1,974	920	340	—	761	65	350	5,584
December	—	163	455	155	170	—	—	—	250	350	1,543
1996 October	85	331	—	97	993	—	—	120	553	—	2,179
November	—	59	—	—	228	—	—	57	2,300	182	2,826
December	—	3,262	221	3,247	234	—	—	—	242	—	7,206

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
1995 October	—	—	220	842	—	60	—	—	90	330	1,542
November	122	—	160	—	—	—	—	—	—	—	282
December	—	152	—	—	180	120	—	—	500	—	952
1996 October	—	—	100	228	—	—	—	—	—	—	328
November	—	350	300	—	210	—	—	1,600	179	—	2,639
December	—	—	1,148	—	—	—	—	—	—	—	1,148
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
1995 October	300	—	145	—	500	1,414	112	85	—	—	2,556
November	—	395	150	200	—	2,506	—	—	—	—	3,251
December	—	—	—	—	—	—	—	—	—	605	605
1996 October	—	—	653	205	210	55	—	255	—	320	1,698
November	—	250	—	—	120	310	—	—	—	—	680
December	—	730	50	160	650	200	—	—	—	—	1,790
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
1995 October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	150	80	345	345	3,625	570	—	—	60	67	5,242
1996 October	—	90	220	—	80	—	—	—	300	1,060	1,750
November	—	338	431	370	365	250	358	514	317	—	2,943
December	70	100	85	198	1,331	427	—	1,073	282	508	4,073
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
1995 October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	360	200	361	150	1,417	552	—	—	62	178	3,280
1996 October	2,100	—	60	450	1,950	1,359	292	397	200	570	7,378
November	180	—	9,800	323	644	135	—	—	—	1,818	12,900
December	—	200	—	—	485	6,100	77	—	—	80	6,942

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
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
1995 October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	—	—	60	—	6,000	1,300	—	3,106	—	55	10,521
1996 October	205	—	54	325	160	—	—	—	—	114	858
November	180	459	327	190	—	—	—	—	50	—	1,206
December	176	—	—	100	—	110	—	—	—	935	1,321
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
1995 October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	—	—	—	85	—	350	—	—	—	1,932	2,367
1996 October	—	1,738	—	105	150	—	—	—	55	150	2,198
November	—	—	—	50	60	200	—	—	—	408	718
December	—	—	80	—	—	200	—	1,800	—	66	2,146
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
1995 October	500	193	225	227	403	963	—	—	—	—	2,511
November	—	1,180	170	—	144	1,774	—	50	140	215	3,673
December	—	800	404	100	120	2,789	—	—	—	55	4,269
1996 October	—	180	—	3,150	150	1,393	—	—	290	—	5,163
November	116	770	50	3,063	1,076	1,172	—	2,060	1,055	1,300	10,662
December	—	142	19,661	—	254	4,080	—	692	—	150	24,980
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	340,526	364,812	7,476	136,564	251,255	174,393	2,451,514
1995 October	100,933	22,599	11,270	55,222	45,388	24,963	501	11,432	96,724	13,091	382,126
November	2,244	41,562	22,214	35,308	40,999	48,191	780	12,496	5,499	3,645	212,939
December	2,438	47,177	11,043	14,474	26,793	37,939	1,155	4,081	4,242	23,077	172,420
1996 October	4,665	22,358	23,826	60,172	32,697	25,179	1,322	15,259	14,297	4,744	204,521
November	14,544	20,381	29,549	37,185	29,051	14,236	1,208	93,671	16,125	28,072	284,022
December	47,354	24,432	40,753	31,131	19,695	24,160	877	13,535	4,844	14,846	221,628

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

**TABLE 11. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION (b)
DECEMBER 1996**

New other residential building										
Statistical Division	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Melbourne	1,008	182	47	229	10	—	40	50	279	1,287
Barwon	83	17	—	17	2	—	—	2	19	102
Western District	25	—	2	2	—	—	—	—	2	27
Central Highlands	35	5	—	5	—	—	—	—	5	40
Wimmera	8	—	—	—	—	—	—	—	—	8
Mallee	13	2	—	2	—	—	—	—	2	15
Loddon	72	6	—	6	—	—	—	—	6	78
Goulburn	76	2	—	2	—	—	—	—	2	78
Ovens-Murray	36	—	6	6	—	—	—	—	6	42
East Gippsland	52	2	—	2	—	—	—	—	2	54
Gippsland	56	2	—	2	—	—	—	—	2	58
Victoria	1,464	218	55	273	12	—	40	52	325	1,789
VALUE (\$'000)										
Melbourne	116,236	12,981	5,261	18,242	998	—	5,795	6,793	25,035	141,271
Barwon	8,306	1,170	—	1,170	140	—	—	140	1,310	9,616
Western District	2,827	—	243	243	—	—	—	—	243	3,070
Central Highlands	3,385	375	—	375	—	—	—	—	375	3,760
Wimmera	644	—	—	—	—	—	—	—	—	644
Mallee	1,551	150	—	150	—	—	—	—	150	1,701
Loddon	7,026	225	—	225	—	—	—	—	225	7,251
Goulburn	6,658	35	—	35	—	—	—	—	35	6,693
Ovens-Murray	5,112	—	490	490	—	—	—	—	490	5,602
East Gippsland	4,672	180	—	180	—	—	—	—	180	4,852
Gippsland	5,131	120	—	120	—	—	—	—	120	5,251
Victoria	161,548	15,236	5,994	21,230	1,138	—	5,795	6,933	28,163	189,711

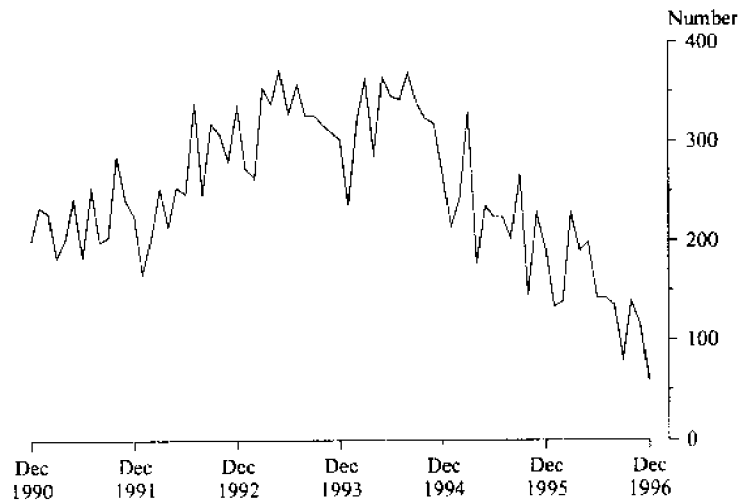
(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

**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 - Dec. 1996-97	Dec. 1996
Melbourne (SD)	2,672	1,919	552	50
Greater Geelong City Part A (SSD)	108	70	33	2
Barwon (SD)	164	82	37	2
Western District (SD)	56	26	12	1
Ballarat City (SSD) (c)	n.a.	30	3	—
Central Highlands (SD)	58	39	7	—
Wimmera (SD)	20	7	6	1
Mildura Rural City Part A (SSD)	27	13	8	4
Mallee (SD)	49	19	11	4
Greater Bendigo City Part A (SSD)	54	42	—	—
Loddon (SD) (c)	n.a.	n.a.	2	1
Greater Shepparton City Part A (SSD)	20	7	4	—
Goulburn (SD) (c)	n.a.	n.a.	11	—
Wodonga (SSD) (c)	n.a.	n.a.	2	—
Ovens-Murray (SD) (c)	n.a.	n.a.	4	—
East Gippsland (SD) (c)	n.a.	n.a.	1	—
Latrobe Valley (SSD) (c)	n.a.	n.a.	6	—
Gippsland (SD)	76	57	14	—
Victoria	3,382	2,292	657	59

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

**DUAL OCCUPANCY DWELLING UNITS APPROVED,
VICTORIA**



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

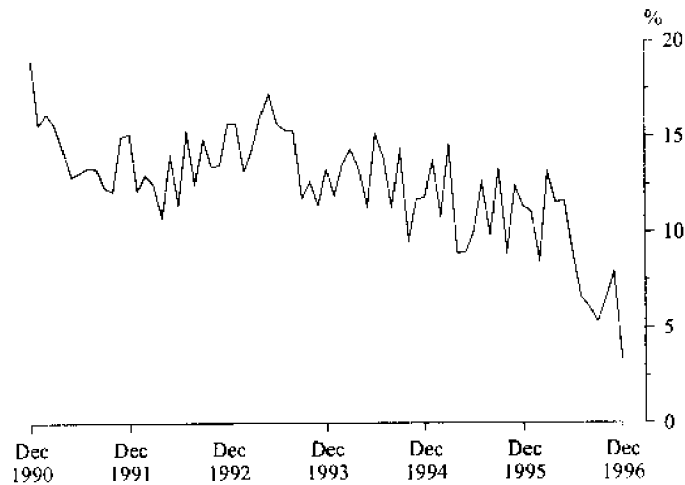


TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area (b) (c)	1994-95	1995-96	July - Dec. 1996-97	Dec. 1996
Banyule (C)				
Heidelberg	n.a.	n.a.	6	—
North	n.a.	n.a.	8	—
Total	n.a.	n.a.	14	—
Bayside (C)				
Brighton	87	49	22	3
South	n.a.	n.a.	19	—
Total	n.a.	n.a.	41	3
Boroondara (C)				
Camberwell North	n.a.	n.a.	4	2
Camberwell South	n.a.	n.a.	3	—
Hawthorn	23	8	—	—
Kew	35	24	1	—
Total	174	104	8	2
Brimbank (C)				
Keilor	n.a.	n.a.	39	6
Sunshine	n.a.	n.a.	21	4
Total	n.a.	n.a.	60	10
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.	14	—
Preston	n.a.	n.a.	11	—
Total	n.a.	n.a.	25	—
Frankston (C)				
East	n.a.	n.a.	1	—
West	n.a.	n.a.	4	—
Total	n.a.	n.a.	5	—
Glen Eira (C)				
Caulfield	106	87	39	5
South	n.a.	n.a.	25	6
Total	n.a.	n.a.	64	11
Greater Dandenong (C)				
Dandenong	25	9	13	—
Balance	n.a.	n.a.	17	3
Total	n.a.	n.a.	30	3
Hobsons Bay (C)				
Altona	n.a.	n.a.	17	—
Williamstown	n.a.	n.a.	13	—
Total	n.a.	n.a.	30	—
Hume (C)				
Broadmeadows	n.a.	n.a.	23	2
Craigieburn	n.a.	n.a.	3	—
Sunbury	n.a.	n.a.	1	—
Total	n.a.	n.a.	27	2
Kingston (C)				
North	n.a.	n.a.	20	1
South	n.a.	n.a.	22	—
Total	n.a.	n.a.	42	1
Knox (C)				
Manningham (C)	n.a.	n.a.	—	—
Maribyrnong (C)	n.a.	n.a.	14	—
Maroondah (C)				
Croydon	n.a.	n.a.	9	1
Ringwood	n.a.	n.a.	3	—
Total	n.a.	n.a.	12	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.	32	1
Waverley East	n.a.	n.a.	12	2
Waverley West	n.a.	n.a.	49	5
Total	n.a.	n.a.	93	8

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

Statistical local area (b) (c)	1994-95	1995-96	July - Dec. 1996-97	Dec. 1996
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.	—	—
North	n.a.	n.a.	11	3
Total	n.a.	n.a.	15	3
Mornington Peninsula (S)				
East	n.a.	n.a.	—	—
South	14	14	—	—
West	n.a.	n.a.	6	—
Total	n.a.	n.a.	6	—
Nilfumbik (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.	4	—
Malvern	59	33	3	—
Total	n.a.	n.a.	7	—
Whitehorse (C)				
Box Hill	69	39	12	—
Nunawading East	n.a.	n.a.	8	—
Nunawading West	n.a.	n.a.	15	—
Total	190	116	35	—
Whittlesea (C)				
Wyndham (C)	n.a.	n.a.	—	—
Yarra (C)				
North	n.a.	n.a.	2	2
Richmond	29	25	3	3
Total	n.a.	n.a.	5	5
Yarra Ranges (S) (d)				
Central	2	3	4	—
North	n.a.	n.a.	—	—
South-West	n.a.	n.a.	7	1
Total	n.a.	n.a.	11	1
Melbourne Statistical Division	2,672	1,919	552	50
Rest of Victoria	710	373	105	9
Total Victoria	3,382	2,292	657	59

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

EXPLANATORY NOTES

INTRODUCTION

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

SCOPE AND COVERAGE

3. Statistics of building work approved are compiled from:
 - (a) permits issued by local authorities in areas subject to building control by those authorities; and
 - (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.
 - (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).
 - (d) permits issued by licensed private building surveyors. The last category reflects implementation of the 1993 Building Act by the Victorian Government from 1 July 1994.
4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (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.

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.

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.

BUILDING CLASSIFICATION

SEASONAL ADJUSTMENT

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 shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (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
Dwelling Unit Commencements Reported by Approving Authorities, Victoria (8741.2) - 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

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

..	not applicable
—	nil or rounded to zero
r	figure or series revised since previous issue
n.a.	not available

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

STUART JACKSON
 Regional Director

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Client Services, ABS, PO Box 10, Belconnen ACT 2616

Produced by the Australian Government Publishing Service
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Recommended retail price: \$15.50



2873120012967
ISSN 1031-1998