

BUILDING APPROVALS

VICTORIA

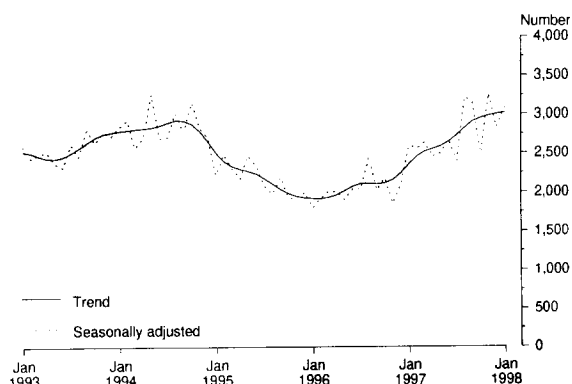
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MAIN FEATURES

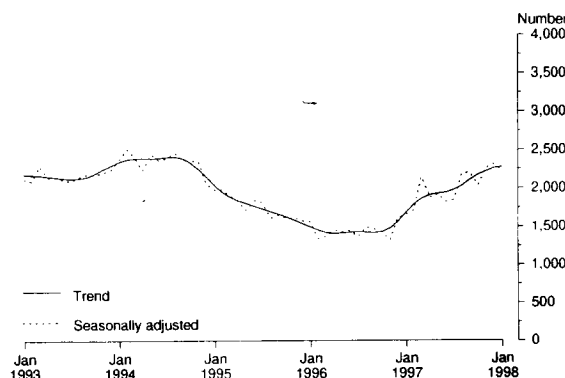
NUMBER OF DWELLING UNITS APPROVED

	January 1997	December 1997	January 1998	January 1997 to January 1998 change	December 1997 to January 1998 change
Original series	2,113	2,830	2,439	15.4%	-13.8%
Seasonally adjusted	2,593	2,835	3,088	19.1%	8.9%
Trend estimate	2,360	3,006	3,028	28.3%	0.7%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for total dwelling units increased by 0.7% in January and has risen by 28.3% over the past year to be at its highest level since July 1989.
- The trend for private sector dwellings increased by 1.0% in January, to be 35.6 % higher than the level of a year ago.
- In original terms there were 2,439 dwellings approved, a fall of 13.8% from the previous month. There were 1,810 houses (down from 2,234) and 552 other residential dwellings (up from 531) in the total.
- In average 1989-90 prices the value of new residential building approved in the December quarter was \$901.0 million, an increase of 3.2% on the previous quarter and 49.8% more than the December quarter 1996.

Non-residential building

- The value of non-residential building approved in January was \$234.1 million. Work was spread evenly amongst most building classes with Shops accounting for \$40.1 million.
- There were 11 building jobs valued at more than \$5 million each and 30 jobs valued at between \$1 million and \$5 million each.
- In average 1989-90 prices the value of non-residential building approved in the December quarter was \$1,139.8 million, the highest quarterly amount recorded since June 1994. This reflects the influence of the Docklands Stadium reported in December 1997.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Melbourne (03) 9615 7755, call at 485 La Trobe Street, Melbourne or write to Information Services, ABS, GPO Box 2796Y, Melbourne 3001.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months August 1997 to January 1998.

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 (February 1998) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table) were to increase by 5% in February 1998, the trend estimate for that month would be 2,308, a movement of 0.7%. The monthly movements in the trend estimates for November and December 1997 and January 1998 which are currently estimated to be 2.2%, 1.7% and 1.0% respectively, would be revised to 2.3%, 1.7% and 1.5%. On the other hand, a 5% seasonally adjusted decline in the number of private sector houses approved in February 1998 would produce a trend estimate for that month of 2,205, a movement of -0.8%, with the movements in the trend estimates for November and December 1997 and January 1998, being revised to 1.6%, 0.6% and 0.1% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1998 seasonally adjusted estimate			
			is up 5% on January 1998		is down 5% on January 1998	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
August	2,036	2.8	2,035	2.8	2,040	3.0
September	2,108	3.5	2,105	3.4	2,113	3.6
October	2,172	3.0	2,171	3.2	2,175	2.9
November	2,219	2.2	2,220	2.3	2,209	1.6
December	2,257	1.7	2,259	1.7	2,223	0.6
1998—						
January	2,280	1.0	2,292	1.5	2,224	0.1
February	n.y.a.	n.y.a.	2,308	0.7	2,205	-0.8

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1998 seasonally adjusted estimate			
			is up 8% on January 1998		is down 8% on January 1998	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
August	2,832	3.6	2,828	3.4	2,837	3.7
September	2,909	2.7	2,902	2.6	2,918	2.9
October	2,957	1.6	2,954	1.8	2,962	1.5
November	2,986	1.0	2,994	1.4	2,973	0.4
December	3,006	0.7	3,041	1.6	2,971	-0.1
1998—						
January	3,028	0.7	3,098	1.9	2,967	-0.2
February	n.y.a.	n.y.a.	3,124	0.8	2,926	-1.4

TABLE 1. DWELLING UNITS APPROVED

TABLE 1. DWELLING UNITS APPROVED										
Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION (b)										
1994-95	17,816	307	18,123	3,100	581	3,681	1,330	22,240	894	23,134
1995-96	12,690	345	13,035	2,986	723	3,709	617	16,275	1,086	17,361
1996-97	13,708	136	13,844	5,940	311	6,251	1,189	20,783	501	21,284
1996-97 July-January	7,042	100	7,142	3,492	243	3,735	484	11,017	344	11,361
1997-98 July-January	11,132	163	11,295	3,665	252	3,917	552	15,348	416	15,764
1996— November	907	4	911	390	17	407	40	1,337	21	1,358
December	999	9	1,008	271	8	279	208	1,478	17	1,495
1997— January	919	33	952	642	4	646	24	1,585	37	1,622
February	1,110	4	1,114	626	5	631	223	1,959	9	1,968
March	1,367	12	1,379	481	—	481	36	1,876	20	1,896
April	1,396	20	1,416	427	36	463	76	1,898	57	1,955
May	1,469	—	1,469	494	23	517	70	2,033	23	2,056
June	1,324	—	1,324	420	4	424	300	2,000	48	2,048
July	1,519	3	1,522	479	35	514	25	2,023	38	2,061
August	1,679	3	1,682	789	75	864	55	2,522	79	2,601
September	1,737	17	1,754	415	40	455	222	2,374	57	2,431
October	1,507	47	1,554	295	30	325	64	1,866	77	1,943
November	1,693	24	1,717	757	47	804	52	2,502	71	2,573
December	1,610	55	1,665	462	16	478	60	2,132	71	2,203
1998— January	1,387	14	1,401	468	9	477	74	1,929	23	1,952
VICTORIA										
1994-95	25,284	601	25,885	3,225	808	4,033	1,347	29,849	1,416	31,265
1995-96	18,425	464	18,889	3,218	937	4,155	663	22,277	1,430	23,707
1996-97	19,593	212	19,805	6,421	384	6,805	1,240	27,197	653	27,850
1996-97 July-January	10,342	143	10,485	3,791	299	4,090	522	14,651	446	15,097
1997-98 July-January	15,142	221	15,363	3,897	382	4,279	569	19,607	604	20,211
1996— November	1,406	7	1,413	426	39	465	43	1,875	46	1,921
December	1,446	18	1,464	317	8	325	216	1,976	29	2,005
1997— January	1,365	33	1,398	674	16	690	25	2,064	49	2,113
February	1,609	10	1,619	665	7	672	225	2,499	17	2,516
March	1,895	12	1,907	512	—	512	37	2,436	20	2,456
April	1,926	29	1,955	454	48	502	80	2,459	78	2,537
May	2,004	11	2,015	561	26	587	74	2,639	37	2,676
June	1,817	7	1,824	438	4	442	302	2,513	55	2,568
July	2,050	3	2,053	513	39	552	27	2,590	42	2,632
August	2,262	4	2,266	822	75	897	57	3,140	80	3,220
September	2,379	34	2,413	445	79	524	225	3,049	113	3,162
October	2,190	58	2,248	315	54	369	64	2,569	112	2,681
November	2,300	39	2,339	783	71	854	54	3,137	110	3,247
December	2,173	61	2,234	502	29	531	65	2,740	90	2,830
1998— January	1,788	22	1,810	517	35	552	77	2,382	57	2,439

(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)

(\$ million)														
Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
MELBOURNE STATISTICAL DIVISION (a)														
1994-95	1,732.4	23.5	1,755.9	380.7	46.4	427.0	2,113.1	69.8	2,182.9	571.9	1,072.3	1,655.8	3,749.0	4,410.6
1995-96	1,315.8	32.6	1,348.4	308.5	53.9	362.4	1,624.3	86.5	1,710.8	467.2	1,352.5	1,934.5	3,422.5	4,112.5
1996-97	1,572.3	16.6	1,588.9	610.8	19.2	630.0	2,183.1	35.8	2,218.9	592.3	1,527.1	2,303.0	4,276.6	5,114.1
1996-97														
July-January	794.4	12.1	806.6	349.3	14.7	364.0	1,143.7	26.8	1,170.6	301.5	897.1	1,202.1	2,327.3	2,674.2
1997-98														
July-January	1,266.3	14.2	1,280.5	401.1	18.5	419.6	1,667.4	32.7	1,700.1	379.8	1,419.0	1,615.9	3,442.9	3,695.8
1996—														
November	106.8	0.3	107.1	39.0	0.8	39.8	145.8	1.1	146.9	40.2	130.1	242.8	312.9	430.0
December	114.9	1.4	116.2	24.6	0.5	25.0	139.4	1.8	141.3	39.0	142.8	162.1	317.8	342.4
1997—														
January	103.6	5.8	109.4	58.6	0.2	58.9	162.2	6.0	168.2	39.1	168.7	202.1	367.4	409.5
February	131.2	0.4	131.5	57.2	0.2	57.4	188.4	0.6	189.0	65.0	140.2	272.0	390.7	525.9
March	157.0	1.2	158.2	38.2	—	38.2	195.1	1.2	196.3	50.7	150.7	184.1	395.1	431.1
April	162.8	2.9	165.7	36.6	2.9	39.5	199.4	5.8	205.2	51.8	129.6	156.8	378.5	413.9
May	171.8	—	171.8	70.1	1.2	71.3	241.9	1.2	243.2	49.0	106.4	136.6	395.2	428.8
June	155.1	—	155.1	59.4	0.2	59.5	214.5	0.2	214.6	74.2	103.0	351.4	389.8	640.2
July	177.4	0.2	177.6	39.5	1.8	41.3	216.9	1.9	218.9	51.1	132.1	176.2	398.9	446.2
August	185.8	0.2	186.0	67.8	7.2	75.0	253.7	7.4	261.1	54.2	122.8	142.0	429.4	457.3
September	198.5	1.3	199.8	40.6	2.5	43.1	239.1	3.8	242.9	68.5	173.5	192.1	478.1	503.6
October	175.7	4.2	179.9	27.6	2.8	30.4	203.3	7.0	210.3	69.0	180.0	238.3	444.2	517.6
November	191.4	2.1	193.4	100.3	2.9	103.2	291.7	4.9	296.6	49.1	195.8	213.6	533.8	559.3
December	182.1	5.1	187.3	50.0	1.0	50.9	232.1	6.1	238.2	43.6	440.7	450.6	713.7	732.3
1998—														
January	155.4	1.0	156.5	75.3	0.5	75.7	230.7	1.5	232.2	44.2	174.2	203.1	444.8	479.5
VICTORIA														
1994-95	2,383.4	41.9	2,425.3	388.8	59.9	448.7	2,772.2	101.8	2,874.0	685.1	1,274.7	1,975.2	4,717.5	5,534.3
1995-96	1,845.2	42.2	1,887.4	325.9	66.4	392.3	2,171.1	108.7	2,279.7	590.1	1,721.6	2,452.4	4,448.5	5,322.3
1996-97	2,149.1	22.8	2,171.9	644.3	23.8	668.1	2,793.3	46.6	2,839.9	728.5	1,879.7	2,839.8	5,366.9	6,408.2
1996-97														
July-January	1,115.6	15.8	1,131.4	370.4	18.4	388.8	1,486.0	34.2	1,520.2	378.0	1,067.8	1,457.8	2,910.7	3,356.0
1997-98														
July-January	1,678.4	19.6	1,698.0	420.6	26.0	446.6	2,099.0	45.6	2,144.6	469.1	1,607.7	1,885.5	4,143.4	4,499.1
1996—														
November	155.3	0.5	155.8	41.6	2.3	43.8	196.9	2.8	199.7	52.1	157.7	286.5	402.7	538.3
December	159.2	2.3	161.5	27.7	0.5	28.2	186.9	2.8	189.7	49.4	177.7	221.6	409.5	460.8
1997—														
January	148.4	5.8	154.2	61.3	1.0	62.2	209.6	6.8	216.4	50.1	188.9	226.6	445.1	493.1
February	179.6	0.8	180.4	60.1	0.3	60.4	239.7	1.1	240.8	76.8	173.1	359.4	485.7	677.0
March	209.8	1.2	211.0	40.0	—	40.0	249.8	1.2	251.0	63.1	180.8	225.1	492.1	539.2
April	216.3	3.8	220.0	38.2	3.5	41.8	254.5	7.3	261.8	63.5	202.0	237.0	517.3	562.3
May	224.1	0.9	225.0	74.8	1.4	76.2	298.9	2.2	301.1	62.5	135.6	178.3	493.9	541.9
June	203.7	0.4	204.1	60.8	0.2	61.0	264.5	0.6	265.0	84.6	120.3	382.1	467.1	731.8
July	233.4	0.2	233.5	42.1	2.2	44.3	275.5	2.3	277.8	62.9	161.6	227.9	497.8	568.6
August	245.7	0.5	246.2	70.3	7.2	77.5	316.0	7.7	323.7	65.7	159.5	184.5	539.1	573.9
September	264.7	2.5	267.3	42.9	4.6	47.5	307.6	7.2	314.8	83.6	209.9	242.2	597.3	640.6
October	244.0	5.0	249.1	29.8	4.2	34.0	273.8	9.2	283.0	84.4	204.8	279.2	554.6	646.7
November	252.7	3.3	256.0	101.9	4.2	106.1	354.6	7.5	362.1	60.1	213.5	247.3	624.9	669.5
December	240.6	6.2	246.8	52.9	1.7	54.6	293.5	7.9	301.4	55.6	456.7	470.2	800.2	827.2
1998—														
January	197.3	1.8	199.1	80.7	1.9	82.6	278.0	3.7	281.7	56.7	201.7	234.1	529.3	572.6

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

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

SEASONALLY ADJUSTED AND TREND ESTIMATES (a)						
Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1996—						
November	1,323	1,327	1,823	1,858	197.6	49.4
December	1,610	1,625	2,060	2,100	195.2	54.4
1997—						
January	1,654	1,730	2,546	2,593	239.7	58.7
February	1,711	1,726	2,546	2,563	247.4	80.0
March	2,144	2,158	2,591	2,638	302.7	64.1
April	1,884	1,905	2,420	2,460	255.9	63.7
May	1,924	1,935	2,461	2,502	281.5	57.5
June	1,820	1,825	2,609	2,672	273.9	91.8
July	1,850	1,853	2,354	2,397	244.4	61.9
August	2,186	2,191	3,118	3,215	343.5	69.6
September	2,207	2,257	3,050	3,157	302.2	79.6
October	2,032	2,097	2,346	2,497	252.2	69.6
November	2,257	2,277	3,182	3,265	371.9	60.0
December	2,315	2,364	2,711	2,835	297.1	59.4
1998—						
January	2,230	2,281	3,033	3,088	325.1	68.5
TREND ESTIMATES						
1996—						
November	1,478	1,500	2,115	2,161	207.6	55.3
December	1,567	1,593	2,206	2,244	216.0	57.8
1997—						
January	1,682	1,710	2,325	2,360	232.1	60.9
February	1,789	1,817	2,426	2,461	249.5	64.2
March	1,865	1,889	2,487	2,523	263.4	66.8
April	1,909	1,924	2,522	2,560	272.5	68.6
May	1,929	1,938	2,549	2,594	277.0	69.9
June	1,945	1,954	2,592	2,648	279.8	71.2
July	1,980	1,994	2,662	2,735	284.2	72.0
August	2,036	2,058	2,743	2,832	291.3	72.0
September	2,108	2,138	2,807	2,909	300.1	70.6
October	2,172	2,210	2,849	2,957	307.9	68.2
November	2,219	2,264	2,878	2,986	314.2	66.0
December	2,257	2,306	2,903	3,006	319.6	64.0
1998—						
January	2,280	2,331	2,931	3,028	324.0	64.0

(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)

(\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1994-95	2,220.4	2,259.3	544.0	2,803.3	638.0	1,564.4	2,423.6	4,960.2	5,864.9
1995-96	1,692.9	1,731.6	465.7	2,197.3	541.2	2,072.3	2,951.9	4,745.1	5,690.4
1996-97	1,960.3	1,981.1	781.2	2,762.3	664.5	2,219.5	3,350.5	5,663.8	6,777.4
1996—									
Sept. qtr.	443.2	448.4	228.2	676.7	146.2	465.8	618.0	1,286.1	1,440.9
Dec. qtr.	441.2	445.0	156.3	601.4	153.6	580.6	847.5	1,338.4	1,602.5
1997—									
Mar. qtr.	490.1	497.2	189.9	687.1	173.1	639.2	955.1	1,509.0	1,815.4
June qtr.	585.8	590.4	206.7	797.2	191.6	533.9	929.8	1,530.3	1,918.6
Sept. qtr.	676.6	679.5	193.4	872.9	193.0	612.7	755.4	1,676.2	1,821.4
Dec. qtr.	667.6	680.7	220.3	901.0	181.2	1,000.5	1,139.8	2,068.8	2,222.0

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

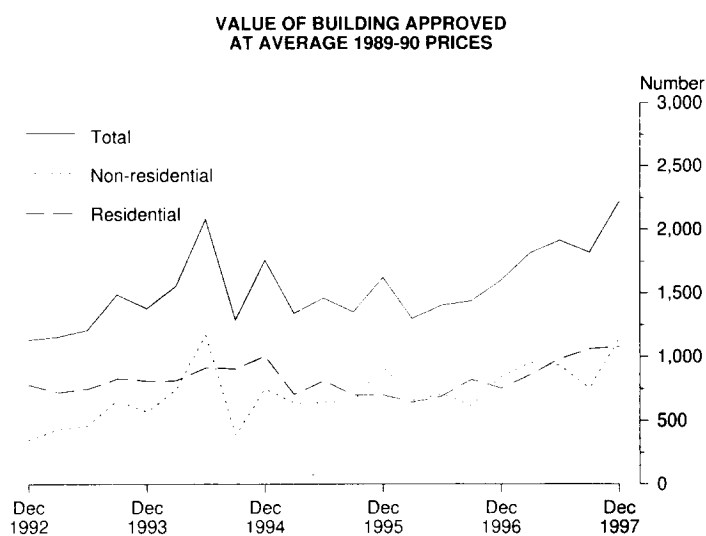


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	(\$ million)						
	1995-96	1996-97	July-January 1996-97	1997-98	1997 November	December	1998 January
PRIVATE SECTOR							
New houses	1,845.2	2,149.1	1,115.6	1,678.4	252.7	240.6	197.3
New other residential buildings	325.9	644.3	370.4	420.6	101.9	52.9	80.7
Total new residential building	2,171.1	2,793.3	1,486.0	2,099.0	354.6	293.5	278.0
Alterations and additions to residential buildings	555.8	693.9	356.8	436.7	56.8	50.0	49.6
Hotels, etc.	135.2	156.0	122.5	190.5	99.6	4.1	40.1
Shops	365.0	372.9	188.0	256.1	20.6	11.5	27.1
Factories	227.6	352.5	187.7	153.7	24.4	16.6	32.9
Offices	301.0	277.7	155.7	193.2	15.4	38.4	20.8
Other business premises	265.1	336.3	183.9	212.3	26.1	14.2	34.3
Educational	80.6	72.7	42.6	58.7	6.1	9.6	4.3
Religious	7.5	15.4	9.7	11.5	3.4	0.4	1.0
Health	68.6	127.6	54.5	67.4	3.2	3.3	17.1
Entertainment and recreational	136.2	47.1	32.4	414.1	12.1	354.0	5.0
Miscellaneous	134.7	121.5	90.8	49.9	2.7	4.6	19.1
Total non-residential building	1,721.6	1,879.7	1,067.8	1,607.7	213.5	456.7	201.7
Total	4,448.5	5,366.9	2,910.7	4,143.4	624.9	800.2	529.3
PUBLIC SECTOR							
New houses	42.2	22.8	15.8	19.6	3.3	6.2	1.8
New other residential buildings	66.4	23.8	18.4	26.0	4.2	1.7	1.9
Total new residential building	108.7	46.6	34.2	45.6	7.5	7.9	3.7
Alterations and additions to residential buildings	34.3	34.6	21.1	32.4	3.3	5.5	7.2
Hotels, etc.	1.2	1.7	0.5	0.1	—	0.1	—
Shops	25.5	18.3	14.7	5.6	0.1	0.4	3.3
Factories	3.0	21.3	20.4	2.5	0.1	—	—
Offices	118.0	126.9	85.6	30.6	2.5	1.8	2.6
Other business premises	75.7	64.7	4.1	18.0	0.2	0.4	0.2
Educational	284.3	338.6	95.6	91.4	10.8	6.8	23.3
Religious	—	—	—	—	—	—	—
Health	68.0	130.2	105.4	98.1	14.2	1.4	0.8
Entertainment and recreational	115.3	43.2	23.4	19.1	4.9	1.8	1.7
Miscellaneous	39.9	215.1	40.2	12.4	0.9	0.8	0.5
Total non-residential building	730.8	960.1	390.0	277.8	33.7	13.6	32.4
Total	873.8	1,041.3	445.3	355.7	44.6	27.0	43.3
TOTAL							
New houses	1,887.4	2,171.9	1,131.4	1,698.0	256.0	246.8	199.1
New other residential buildings	392.3	668.1	388.8	446.6	106.1	54.6	82.6
Total new residential building	2,279.7	2,839.9	1,520.2	2,144.6	362.1	301.4	281.7
Alterations and additions to residential buildings	590.1	728.5	378.0	469.1	60.1	55.6	56.7
Hotels, etc.	136.4	157.7	123.1	190.7	99.6	4.2	40.1
Shops	390.4	391.1	202.7	261.7	20.7	11.9	30.4
Factories	230.6	373.8	208.1	156.2	24.5	16.6	32.9
Offices	419.0	404.7	241.4	223.8	17.9	40.2	23.4
Other business premises	340.8	401.1	188.0	230.3	26.3	14.6	34.4
Educational	364.9	411.3	138.3	150.1	16.9	16.4	27.6
Religious	7.5	15.4	9.7	11.5	3.4	0.4	1.0
Health	136.6	257.8	159.9	165.5	17.5	4.7	17.9
Entertainment and recreational	251.5	90.2	55.8	433.3	17.0	355.8	6.7
Miscellaneous	174.6	336.6	131.0	62.3	3.6	5.4	19.6
Total non-residential building	2,452.4	2,839.8	1,457.8	1,885.5	247.3	470.2	234.1
Total	5,322.3	6,408.2	3,356.0	4,499.1	669.5	827.2	572.6

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 November	4	0.3	3	1.0	2	1.5	3	6.7	2	90.0	14	99.6
December	9	0.7	—	—	2	1.2	2	2.4	—	—	13	4.2
1998 January	5	0.5	3	1.1	1	0.5	2	5.0	2	33.1	13	40.1
SHOPS												
1997 November	53	5.1	13	3.7	5	3.1	5	8.8	—	—	76	20.7
December	44	4.2	11	3.2	4	2.8	1	1.8	—	—	60	11.9
1998 January	43	3.8	7	2.2	2	1.2	2	5.3	2	18.0	56	30.4
FACTORIES												
1997 November	30	3.1	14	4.6	7	4.7	7	12.1	—	—	58	24.5
December	30	3.2	25	6.5	5	3.0	2	3.8	—	—	62	16.6
1998 January	29	3.3	13	3.5	4	2.6	5	10.5	1	13.1	52	32.9
OFFICES												
1997 November	52	4.9	18	5.7	4	2.4	3	5.0	—	—	77	17.9
December	47	4.5	14	4.1	4	2.8	—	—	2	28.8	67	40.2
1998 January	27	3.1	14	4.3	4	2.6	5	8.4	1	5.0	51	23.4
OTHER BUSINESS PREMISES												
1997 November	44	4.4	10	2.9	3	2.0	4	7.0	1	10.0	62	26.3
December	31	2.9	13	3.8	9	5.6	2	2.3	—	—	55	14.6
1998 January	15	1.6	14	4.6	8	5.4	8	17.1	1	5.7	46	34.4
EDUCATIONAL												
1997 November	13	1.0	11	3.8	2	1.4	6	10.7	—	—	32	16.9
December	17	1.4	16	5.0	3	2.0	5	7.9	—	—	41	16.4
1998 January	20	1.9	12	4.7	1	0.9	3	6.1	2	14.0	38	27.6
RELIGIOUS												
1997 November	2	0.3	3	1.1	1	0.5	1	1.5	—	—	7	3.4
December	—	—	2	0.4	—	—	—	—	—	—	2	0.4
1998 January	4	0.4	—	—	1	0.6	—	—	—	—	5	1.0
HEALTH												
1997 November	12	1.1	4	1.0	3	1.7	1	1.3	1	12.4	21	17.5
December	9	0.9	1	0.4	1	0.9	2	2.6	—	—	13	4.7
1998 January	5	0.5	2	0.5	4	2.9	3	4.6	1	9.5	15	17.9
ENTERTAINMENT AND RECREATIONAL												
1997 November	14	1.7	9	2.5	1	0.5	3	5.3	1	7.0	28	17.0
December	6	0.7	3	0.9	2	1.4	1	1.9	1	351.0	13	355.8
1998 January	9	1.1	2	0.6	4	2.4	2	2.6	—	—	17	6.7
MISCELLANEOUS												
1997 November	6	0.5	4	1.3	1	0.8	1	1.1	—	—	12	3.6
December	13	1.3	7	1.7	2	1.1	1	1.3	—	—	23	5.4
1998 January	11	1.0	7	2.1	—	—	—	—	1	16.5	19	19.6
TOTAL NON-RESIDENTIAL BUILDING												
1997 November	230	22.5	89	27.5	29	18.5	34	59.3	5	119.4	387	247.3
December	206	19.8	92	26.0	32	20.7	16	24.0	3	379.8	349	470.2
1998 January	168	17.2	74	23.6	29	19.0	30	59.6	11	114.9	312	234.1

**TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS, JANUARY 1998**

<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	28	3,780	1	78	29	3,858
Brick-veneer	1,130	124,486	8	570	1,138	125,056
Timber	98	11,269	—	—	98	11,269
Fibre cement	4	482	—	—	4	482
Steel, aluminium or other materials	44	5,464	—	—	44	5,464
Not stated	83	9,932	5	393	88	10,325
Total houses	1,387	155,412	14	1,041	1,401	156,453
<i>Other residential buildings</i>	<i>468</i>	<i>75,260</i>	<i>9</i>	<i>480</i>	<i>477</i>	<i>75,740</i>
Total residential buildings	1,855	230,672	23	1,521	1,878	232,193
REST OF VICTORIA (b)						
Houses —						
Brick, stone or concrete	29	2,949	—	—	29	2,949
Brick-veneer	276	30,554	6	620	282	31,173
Timber	43	3,312	—	—	43	3,312
Fibre cement	7	396	—	—	7	396
Steel, aluminium or other materials	14	1,461	—	—	14	1,461
Not stated	32	3,234	2	167	34	3,401
Total houses	401	41,905	8	786	409	42,692
<i>Other residential buildings</i>	<i>49</i>	<i>5,429</i>	<i>26</i>	<i>1,425</i>	<i>75</i>	<i>6,854</i>
Total residential buildings	450	47,334	34	2,211	484	49,545
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	57	6,729	1	78	58	6,807
Brick-veneer	1,406	155,040	14	1,190	1,420	156,229
Timber	141	14,581	—	—	141	14,581
Fibre cement	11	877	—	—	11	877
Steel, aluminium or other materials	58	6,925	—	—	58	6,925
Not stated	115	13,166	7	560	122	13,726
Total houses	1,788	197,317	22	1,828	1,810	199,145
<i>Other residential buildings</i>	<i>517</i>	<i>80,689</i>	<i>35</i>	<i>1,905</i>	<i>552</i>	<i>82,594</i>
Total residential buildings	2,305	278,006	57	3,733	2,362	281,739

(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), JANUARY 1998

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	17	—	2,094	—	—	—	1,183	3,030	3,030	6,307
North	16	—	1,739	—	—	—	311	370	370	2,420
Total	33	—	3,833	—	—	—	1,493	3,400	3,400	8,727
Bayside (C)										
Brighton	9	—	1,688	24	—	4,600	1,333	150	150	7,772
South	26	—	3,280	3	—	263	1,615	—	—	5,157
Total	35	—	4,968	27	—	4,863	2,948	150	150	12,929
Boroondara (C)										
Camberwell North	7	—	3,036	5	—	550	701	150	250	4,537
Camberwell South	4	—	705	—	—	—	1,299	—	—	2,004
Hawthorn	4	—	655	3	—	500	1,299	295	295	2,748
Kew	5	—	615	3	—	300	1,140	260	260	2,315
Total	20	—	5,011	11	—	1,350	4,438	705	805	11,604
Brimbank (C)										
Keilor	58	1	6,057	4	—	264	159	790	790	7,271
Sunshine	20	—	2,231	3	—	194	134	29,124	29,124	31,682
Total	78	1	8,288	7	—	458	293	29,914	29,914	38,952
Cardinia (S)										
North	9	—	1,064	—	—	—	177	—	—	1,241
Pakenham	4	—	439	—	—	—	240	—	—	679
South	2	—	188	—	—	—	45	—	—	233
Total	15	—	1,691	—	—	—	462	—	—	2,153
Casey (C)										
Berwick	115	—	12,680	—	—	—	274	400	460	13,414
Cranbourne	23	—	1,764	—	—	—	290	907	907	2,961
Hallam	12	—	1,382	—	—	—	167	160	160	1,709
South	—	—	—	—	—	—	52	150	150	202
Total	150	—	15,826	—	—	—	782	1,617	1,677	18,286
Darebin (C)										
Northcote	4	1	391	6	—	570	578	300	3,300	4,839
Preston	8	—	1,074	13	—	887	1,484	102	102	3,546
Total	12	1	1,465	19	—	1,457	2,062	402	3,402	8,386
Frankston (C)										
East	31	—	2,862	2	—	120	156	6,460	6,460	9,598
West	20	—	2,024	—	—	—	281	920	2,520	4,826
Total	51	—	4,886	2	—	120	437	7,380	8,980	14,423
Glen Eira (C)										
Caulfield	16	—	2,407	11	—	800	1,654	900	9,000	13,861
South	10	—	1,129	7	—	620	1,017	1,070	1,070	3,836
Total	26	—	3,537	18	—	1,420	2,671	1,970	10,070	17,697
Greater Dandenong (C)										
Dandenong	14	—	1,291	—	—	—	254	895	895	2,440
Balance	13	—	1,397	14	9	1,275	511	700	700	3,883
Total	27	—	2,688	14	9	1,275	765	1,595	1,595	6,323
Hobsons Bay (C)										
Altona	57	—	5,600	4	—	219	231	2,767	2,767	8,816
Williamstown	10	—	1,316	4	—	420	1,177	200	200	3,113
Total	67	—	6,916	8	—	639	1,408	2,967	2,967	11,929
Hume (C)										
Broadmeadows	10	—	1,026	—	—	—	370	3,585	3,585	4,980
Craigieburn	28	—	3,712	—	—	—	159	460	460	4,331
Sunbury	20	—	2,231	—	—	—	68	499	749	3,048
Total	58	—	6,968	—	—	—	597	4,544	4,794	12,359
Kingston (C)										
North	31	—	2,009	15	—	984	1,101	18,121	18,121	22,214
South	22	—	2,614	8	—	700	497	—	—	3,811
Total	53	—	4,623	23	—	1,684	1,598	18,121	18,121	26,026

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1998—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	52	—	5,466	12	—	743	680	7,680	8,160	15,049
South	50	—	5,764	4	—	400	140	1,565	1,565	7,869
Total	102	—	11,230	16	—	1,143	820	9,245	9,725	22,918
Manningham (C)										
East	8	—	1,135	—	—	—	160	—	800	2,095
West	34	—	5,182	15	—	1,423	982	7,328	7,328	14,914
Total	42	—	6,317	15	—	1,423	1,142	7,328	8,128	17,010
Maribyrnong (C)	23	8	2,684	7	—	730	792	1,349	1,349	5,555
Maroondah (C)										
Croydon	35	—	3,264	6	—	180	408	1,135	1,135	4,987
Ringwood	20	—	2,099	2	—	130	661	316	316	3,206
Total	55	—	5,363	8	—	310	1,069	1,451	1,451	8,193
Melbourne (C)										
Inner	—	—	—	—	—	—	70	9,730	9,780	9,850
Remainder	4	—	531	127	—	42,237	2,550	33,356	35,575	80,893
Total	4	—	531	127	—	42,237	2,620	43,085	45,355	90,743
Melton (S)										
East	33	—	3,714	—	—	—	61	500	500	4,275
Balance	13	—	1,466	—	—	—	50	640	740	2,256
Total	46	—	5,179	—	—	—	111	1,140	1,240	6,530
Monash (C)										
South-West	18	—	1,242	11	—	702	549	495	8,045	10,538
Waverley East	1	—	163	—	—	—	260	—	—	424
Waverley West	20	—	2,520	—	—	—	332	2,610	3,277	6,130
Total	39	—	3,926	11	—	702	1,141	3,105	11,322	17,091
Moonee Valley (C)										
Essendon	10	—	1,269	60	—	5,490	2,107	190	490	9,355
West	9	—	775	8	—	592	395	57	57	1,819
Total	19	—	2,044	68	—	6,082	2,501	247	547	11,174
Moreland (C)										
Brunswick	4	—	636	13	—	665	851	200	200	2,352
Coburg	16	—	1,679	4	—	290	836	120	120	2,925
North	17	—	1,354	8	—	480	759	—	250	2,842
Total	37	—	3,669	25	—	1,435	2,446	320	570	8,120
Mornington Peninsula (S)										
East	17	4	2,130	—	—	—	318	500	500	2,948
South	47	—	5,330	—	—	—	1,156	319	319	6,805
West	49	—	5,168	—	—	—	767	133	133	6,068
Total	113	4	12,628	—	—	—	2,240	952	952	15,821
Nillumbik (S)										
South	11	—	1,697	—	—	—	525	—	—	2,222
South-West	18	—	2,627	—	—	—	322	1,090	1,090	4,039
Balance	1	—	50	—	—	—	231	58	58	339
Total	30	—	4,374	—	—	—	1,078	1,148	1,148	6,600
Port Phillip (C)										
St Kilda	10	—	1,209	4	—	455	1,320	2,000	2,000	4,984
West	1	—	180	3	—	476	615	5,510	5,580	6,851
Total	11	—	1,389	7	—	931	1,935	7,510	7,580	11,835
Stonnington (C)										
Prahan	1	—	650	11	—	3,263	1,327	520	3,780	9,021
Malvern	8	—	2,085	4	—	904	1,607	1,060	1,060	5,656
Total	9	—	2,735	15	—	4,167	2,934	1,580	4,840	14,677
Whitehorse (C)										
Box Hill	9	—	835	—	—	—	519	10,500	10,500	11,855
Nunawading East	6	—	586	5	—	375	165	630	630	1,756
Nunawading West	21	—	2,784	11	—	651	503	50	50	3,988
Total	36	—	4,206	16	—	1,026	1,187	11,180	11,180	17,599

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1998—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	9	—	1,178	—	—	—	60	120	120	1,358
South	60	—	5,808	4	—	270	220	380	380	6,678
Total	69	—	6,986	4	—	270	280	500	500	8,036
Wyndham (C)										
North-East	2	—	239	—	—	—	37	—	—	276
Werribee	54	—	5,150	5	—	250	303	310	310	6,013
Balance	8	—	830	—	—	—	121	6,255	6,255	7,207
Total	64	—	6,219	5	—	250	462	6,565	6,565	13,496
Yarra (C)										
North	—	—	—	10	—	1,220	589	3,887	3,887	5,696
Richmond	2	—	275	5	—	550	299	210	210	1,334
Total	2	—	275	15	—	1,770	888	4,097	4,097	7,030
Yarra Ranges (S) — Pt A (d)										
Central	—	—	—	—	—	—	50	—	—	50
North	2	—	198	—	—	—	14	77	77	289
South-West	59	—	5,799	—	—	—	549	562	562	6,910
Total	61	—	5,996	—	—	—	614	639	639	7,249
Melbourne (SD)	1,387	14	156,453	468	9	75,740	44,215	174,206	203,063	479,471
BARWON STATISTICAL DIVISION										
Colac-Otway (S)										
Colac	—	—	—	—	—	—	113	—	—	113
North	—	—	—	—	—	—	28	—	—	28
South	3	—	185	—	—	—	54	—	—	239
Total	3	—	185	—	—	—	196	—	—	381
Golden Plains (S)										
North-West	1	—	119	—	—	—	70	—	—	189
South-East	3	—	287	—	—	—	—	135	135	422
Total	4	—	406	—	—	—	70	135	135	611
Greater Geelong (C)										
Part A										
Bellarine — Inner	14	—	1,422	—	—	—	189	—	—	1,612
Corio — Inner	14	—	1,291	2	8	596	348	4,103	4,103	6,338
Geelong	4	—	250	2	—	100	441	1,929	1,929	2,720
Geelong West	6	—	590	—	—	—	281	—	—	871
Newtown	2	—	188	—	—	—	263	—	—	450
South Barwon — Inner	18	—	2,060	2	—	195	782	500	900	3,938
Part B	18	—	2,002	—	—	—	256	—	—	2,258
Part C	—	—	—	—	—	—	25	—	—	25
Total	76	—	7,803	6	8	891	2,561	6,531	6,931	18,186
Queenscliffe (B)	2	—	220	—	—	—	32	—	—	252
Surf Coast (S)										
East	12	—	1,114	—	—	—	52	—	—	1,166
West	8	—	779	4	—	450	958	—	—	2,187
Total	20	—	1,893	4	—	450	1,010	—	—	3,353
Barwon (SD)	105	—	10,508	10	8	1,341	3,893	6,666	7,066	22,809

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1998—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	—	130	—	—	—	142	—	—	272
South	3	—	277	—	—	—	40	357	357	674
Total	4	—	407	—	—	—	182	357	357	946
Glenside (S)										
Heywood	—	—	—	—	—	—	12	50	50	62
North	—	—	—	—	—	—	—	—	50	50
Portland	4	—	450	—	—	—	214	—	—	665
Total	4	—	450	—	—	—	226	50	100	777
Moyne (S)										
North-East	—	—	—	—	—	—	—	—	—	—
North-West	—	—	—	—	—	—	—	80	80	80
South	3	—	198	—	—	—	114	50	50	362
Total	3	—	198	—	—	—	114	130	130	442
Southern Grampians (S)										
Hamilton	1	—	180	—	—	—	62	—	—	242
Wannon	—	—	—	—	—	—	—	76	76	76
Balance	—	—	—	—	—	—	20	—	—	20
Total	1	—	180	—	—	—	82	76	76	338
Warrnambool (C)	16	—	1,845	—	—	—	548	185	650	3,044
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
Western District (SD)	28	—	3,081	—	—	—	1,153	798	1,313	5,547
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	—	—	—	—	—	—	91	150	150	241
Ballarat (C)										
Central	12	—	1,560	18	—	1,559	569	80	260	3,948
Inner North	6	—	597	—	—	—	445	—	—	1,042
North	—	—	—	—	—	—	—	—	—	—
South	5	—	585	—	—	—	113	538	538	1,236
Total	23	—	2,742	18	—	1,559	1,126	618	798	6,225
Hepburn (S)										
East	4	—	260	—	—	—	150	—	60	470
West	—	2	244	—	—	—	54	—	—	298
Total	4	2	504	—	—	—	204	—	60	768
Moorabool (S)										
Bacchus Marsh	5	—	895	—	—	—	147	—	—	1,042
Ballan	—	—	—	—	—	—	—	—	—	—
West	1	—	87	—	—	—	—	—	—	87
Total	6	—	982	—	—	—	147	—	—	1,129
Pyrenees (S)										
North	1	—	60	—	—	—	120	—	—	180
South	—	—	—	—	—	—	20	80	80	100
Total	1	—	60	—	—	—	140	80	80	280
Central Highlands (SD)	34	2	4,288	18	—	1,559	1,709	848	1,088	8,643

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1998—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	—	87	2	—	173	—	—	—	260
Horsham (RC)										
Central	1	—	97	—	—	—	55	200	200	352
Balance	1	—	186	—	—	—	35	—	—	221
Total	2	—	283	—	—	—	90	200	200	573
Northern Grampians (S)										
St Arnaud	—	—	—	—	—	—	15	—	—	15
Stawell	8	—	642	—	—	—	—	60	60	702
Total	8	—	642	—	—	—	15	60	60	717
West Wimmera (S)	—	—	—	—	—	—	25	—	—	25
Yarriambiack (S)										
North	—	—	—	—	—	—	—	—	—	—
South	1	—	143	—	—	—	—	—	100	243
Total	1	—	143	—	—	—	—	—	100	243
Wimmera (SD)	12	—	1,154	2	—	173	130	260	360	1,817
MALLEE STATISTICAL DIVISION										
Buloke (S)										
North	1	—	60	—	—	—	11	—	—	71
South	—	—	—	—	—	—	28	—	—	28
Total	1	—	60	—	—	—	39	—	—	99
Gannawarra (S)	2	—	245	—	—	—	119	—	—	364
Mildura (RC)										
Pt A	14	2	1,269	10	—	1,200	111	2,524	2,877	5,458
Pt B	1	—	54	—	—	—	—	—	—	54
Total	15	2	1,323	10	—	1,200	111	2,524	2,877	5,512
Swan Hill (RC)										
Central	1	—	127	—	—	—	—	—	—	127
Robinvale	1	—	200	—	—	—	—	—	—	200
Balance	—	—	—	—	—	—	—	—	—	—
Total	2	—	327	—	—	—	—	—	—	327
Mallee (SD)	20	2	1,955	10	—	1,200	269	2,524	2,877	6,301

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1998—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	—	—	—	—	—	—	201	—	—	201
Balance	1	—	29	—	—	—	80	—	—	109
Total	1	—	29	—	—	—	281	—	—	310
Greater Bendigo (C)										
Part A										
Central	4	—	454	—	—	—	160	297	297	911
Eaglehawk	—	—	—	—	—	—	20	83	83	103
Inner East	1	—	139	—	—	—	98	126	126	363
Inner North	4	—	558	—	—	—	13	—	—	571
Inner West	5	—	523	—	—	—	104	—	—	627
Strathfieldsaye	2	—	223	—	—	—	—	250	250	473
Part B	1	—	28	—	—	—	83	55	55	166
Total	17	—	1,927	—	—	—	477	811	811	3,215
Loddon (S)										
North	—	—	—	—	—	—	—	412	412	412
South	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	412	412	412
Macedon Ranges (S)										
Kyneton	2	—	200	—	—	—	116	939	939	1,255
Romsey	4	—	603	—	—	—	41	—	—	644
Balance	10	—	1,074	—	—	—	268	541	721	2,062
Total	16	—	1,877	—	—	—	425	1,480	1,660	3,962
Mount Alexander (S)										
Castlemaine	2	—	160	—	—	—	79	—	—	239
Balance	1	—	110	—	—	—	46	—	—	156
Total	3	—	270	—	—	—	125	—	—	395
Loddon-Campaspe (SD)	37	—	4,103	—	—	—	1,308	2,703	2,883	8,293

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1998—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	3	2	459	—	—	—	12	292	292	763
Kyabram	1	—	143	—	—	—	176	—	—	319
Rochester	1	—	150	—	—	—	10	—	—	160
South	1	—	126	—	—	—	—	—	—	126
Total	6	2	878	—	—	—	198	292	292	1,368
Delatite (S)										
Benalla	1	—	62	—	—	—	152	—	—	214
North	1	—	150	—	—	—	95	—	—	245
South	2	—	98	7	—	1,500	13	650	650	2,261
Total	4	—	310	7	—	1,500	260	650	650	2,720
Greater Shepparton (C)										
Part A	12	—	1,298	—	—	—	409	100	100	1,807
Part B										
East	2	—	263	—	—	—	—	—	—	263
West	1	—	102	—	—	—	15	270	270	387
Total	15	—	1,663	—	—	—	424	370	370	2,457
Mitchell (S)										
North	1	—	80	—	—	—	—	—	—	80
South	6	—	734	—	—	—	63	70	70	867
Total	7	—	814	—	—	—	63	70	70	947
Moira (S)										
East	4	—	437	—	—	—	37	—	—	474
West	9	—	1,015	—	—	—	149	260	619	1,783
Total	13	—	1,452	—	—	—	186	260	619	2,257
Murrindindi (S)										
East	4	—	259	—	—	—	145	—	—	404
West	1	—	71	—	—	—	232	—	—	303
Total	5	—	330	—	—	—	377	—	—	707
Strathbogrie (S)	1	—	221	—	—	—	—	—	—	221
Goulburn (SD)	51	2	5,668	7	—	1,500	1,509	1,642	2,001	10,677
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	5	—	483	—	—	—	32	3,000	3,000	3,515
West	—	—	—	—	—	—	15	150	150	165
Total	5	—	483	—	—	—	47	3,150	3,150	3,680
Indigo (S)										
Part A	3	—	266	—	—	—	72	—	—	338
Part B	—	—	—	—	—	—	14	—	—	14
Total	3	—	266	—	—	—	86	—	—	352
Wangaratta (RC)										
Central	1	—	97	—	—	—	143	80	80	320
North	2	—	193	—	—	—	11	—	—	204
South	—	—	—	—	—	—	—	—	—	—
Total	3	—	290	—	—	—	154	80	80	525
Towong (S)										
Part A	—	—	—	—	—	—	45	—	—	45
Part B	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	45	—	—	45
Wodonga (RC)	24	—	2,838	—	18	980	138	5,108	5,108	9,064
Ovens-Murray (SD)	35	—	3,877	—	18	980	470	8,338	8,338	13,665

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), JANUARY 1998—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	12	—	1,124	—	—	—	103	80	80	1,307
Orbost	2	—	156	—	—	—	166	—	—	322
South-West	1	—	70	—	—	—	—	—	—	70
Balance	1	—	55	—	—	—	10	—	—	65
Total	16	—	1,406	—	—	—	279	80	80	1,765
Wellington (S)										
Alberton	—	—	—	—	—	—	17	—	—	17
Avon	—	—	—	—	—	—	11	—	—	11
Maffra	3	—	555	—	—	—	17	—	—	572
Rosedale	4	—	237	—	—	—	316	—	—	553
Sale	1	2	314	—	—	—	104	—	—	418
Total	8	2	1,106	—	—	—	465	—	—	1,571
East Gippsland (SD)	24	2	2,512	—	—	—	744	80	80	3,335
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)										
Phillip Island	9	—	552	—	—	—	65	80	80	697
Balance	4	—	540	—	—	—	441	—	—	981
Total	13	—	1,092	—	—	—	506	80	80	1,678
Baw Baw (S)										
Part A	—	—	—	—	—	—	72	—	—	72
Part B										
East	2	—	220	—	—	—	12	70	70	302
West	20	—	2,547	—	—	—	38	570	570	3,154
Total	22	—	2,766	—	—	—	122	640	640	3,528
La Trobe (S)										
Moe	1	—	74	—	—	—	283	1,700	1,700	2,057
Morwell	4	—	584	—	—	—	116	1,090	1,090	1,789
Traralgon	4	—	395	—	—	—	129	—	1,400	1,924
Balance	1	—	85	—	—	—	12	—	—	97
Total	10	—	1,138	—	—	—	539	2,790	4,190	5,868
South Gippsland (S)										
Central	7	—	400	—	—	—	91	165	165	656
East	2	—	100	—	—	—	44	—	—	144
West	1	—	50	2	—	100	30	—	—	180
Total	10	—	550	2	—	100	165	165	165	980
Yarra Ranges (S) — Pt B (d)	—	—	—	—	—	—	—	—	—	—
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	55	—	5,547	2	—	100	1,332	3,675	5,075	12,054
VICTORIA										
Victoria	1,788	22	199,145	517	35	82,594	56,731	201,740	234,143	572,613

(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), JANUARY 1998

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)			
	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	14	—	1,422	—	—	—	189	—	—	1,612
— Corio — Inner	14	—	1,291	2	8	596	348	4,103	4,103	6,338
— Geelong	4	—	250	2	—	100	441	1,929	1,929	2,720
— Geelong West	6	—	590	—	—	—	281	—	—	871
— Newtown	2	—	188	—	—	—	263	—	—	450
— South Barwon — Inner	18	—	2,060	2	—	195	782	500	900	3,938
Greater Geelong City Part A (SSD)	58	—	5,801	6	8	891	2,304	6,531	6,931	15,928
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) —										
— Central	12	—	1,560	18	—	1,559	569	80	260	3,948
— Inner North	6	—	597	—	—	—	445	—	—	1,042
— North	—	—	—	—	—	—	—	—	—	—
— South	5	—	585	—	—	—	113	538	538	1,236
Ballarat City (SSD)	23	—	2,742	18	—	1,559	1,126	618	798	6,225
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) — Pt A	14	2	1,269	10	—	1,200	111	2,524	2,877	5,458
Mildura Rural City Part A (SSD)	14	2	1,269	10	—	1,200	111	2,524	2,877	5,458
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
— Central	4	—	454	—	—	—	160	297	297	911
— Eaglehawk	—	—	—	—	—	—	20	83	83	103
— Inner East	1	—	139	—	—	—	98	126	126	363
— Inner North	4	—	558	—	—	—	13	—	—	571
— Inner West	5	—	523	—	—	—	104	—	—	627
— Strathfieldsaye	2	—	223	—	—	—	—	250	250	473
Greater Bendigo City Part A (SSD)	16	—	1,898	—	—	—	394	756	756	3,049
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	12	—	1,298	—	—	—	409	100	100	1,807
Shepparton City Part A (SSD)	12	—	1,298	—	—	—	409	100	100	1,807
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) — Pt A	3	—	266	—	—	—	72	—	—	338
Towong (S) — Pt A	—	—	—	—	—	—	45	—	—	45
Wodonga (RC)	24	—	2,838	—	18	980	138	5,108	5,108	9,064
Wodonga (SSD)	27	—	3,104	—	18	980	255	5,108	5,108	9,447
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
— Moe	1	—	74	—	—	—	283	1,700	1,700	2,057
— Morwell	4	—	584	—	—	—	116	1,090	1,090	1,789
— Traralgon	4	—	395	—	—	—	129	—	1,400	1,924
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	10	—	1,138	—	—	—	611	2,790	4,190	5,940

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

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>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											
1994-95	27,930	314,547	180,794	326,322	186,075	231,103	10,880	84,398	208,521	85,198	1,655,767
1995-96	119,585	286,401	150,986	379,055	282,968	308,468	6,152	77,392	222,735	100,765	1,934,508
1996-97	147,318	325,549	265,862	353,644	351,294	322,293	13,059	175,611	64,177	284,155	2,302,962
1996 November	14,006	16,670	16,216	35,327	26,198	11,862	850	85,367	11,989	24,364	242,849
December	47,108	17,956	18,479	26,752	15,935	11,918	800	8,044	3,487	11,645	162,124
1997 January	16,445	34,372	18,722	21,519	31,349	18,936	3,907	9,895	4,409	42,560	202,114
November	97,940	19,005	19,316	17,009	23,008	15,575	846	2,972	15,715	2,240	213,628
December	1,135	9,898	13,713	39,433	9,968	13,953	435	2,043	355,612	4,365	450,555
1998 January	37,042	28,278	24,325	21,287	30,399	23,944	912	13,345	5,603	17,927	203,063
BARWON STATISTICAL DIVISION											
1994-95	11,770	10,598	10,028	9,922	6,010	28,427	685	1,334	8,698	797	88,270
1995-96	1,550	20,026	23,299	6,910	12,502	13,382	179	9,806	5,190	2,627	95,471
1996-97	1,806	22,431	14,978	12,791	5,078	7,655	329	12,552	3,706	2,140	83,466
1996 November	62	1,325	2,100	233	—	307	—	95	—	—	4,122
December	—	1,929	979	55	378	1,125	—	1,925	698	1,216	8,306
1997 January	330	250	220	1,390	277	698	—	120	80	—	3,365
November	—	—	295	—	414	—	—	12,378	260	—	13,347
December	—	510	60	—	989	510	—	—	—	155	2,224
1998 January	—	100	3,570	353	1,575	1,332	—	—	—	135	7,066
WESTERN DISTRICT STATISTICAL DIVISION											
1994-95	100	2,313	3,908	2,075	1,558	2,609	1,000	2,350	2,632	105	18,651
1995-96	3,842	3,389	7,189	2,440	913	5,471	159	10,786	984	2,802	37,975
1996-97	140	2,742	22,669	2,578	3,825	512	273	4,648	819	3,001	41,208
1996 November	—	160	326	129	150	—	—	3,977	235	—	4,977
December	—	112	50	620	428	—	—	—	135	245	1,590
1997 January	—	139	7,250	300	160	—	—	—	—	130	7,979
November	385	—	80	65	203	220	190	—	—	—	1,143
December	—	—	—	—	200	—	—	—	—	—	200
1998 January	—	300	57	185	—	465	—	76	50	180	1,313
CENTRAL HIGHLANDS STATISTICAL DIVISION											
1994-95	4,270	4,679	4,417	7,917	2,273	8,054	410	897	1,065	2,658	36,640
1995-96	2,013	11,551	2,796	5,284	4,524	3,441	—	8,433	3,802	2,885	44,730
1996-97	985	6,286	2,795	3,657	2,792	10,997	—	3,027	6,475	1,299	38,312
1996 November	—	59	—	—	228	—	—	57	2,300	182	2,826
December	—	3,262	221	3,247	234	—	—	—	242	—	7,206
1997 January	250	—	342	57	300	1,100	—	—	—	—	2,049
November	93	—	3,490	98	470	50	2,000	1,320	—	183	7,704
December	51	75	315	71	661	—	—	125	—	—	1,298
1998 January	—	—	143	180	625	80	—	—	—	60	1,088

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION (a)—continued
(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>
WIMMERA STATISTICAL DIVISION											
1994-95	65	490	1,004	216	610	3,437	283	17,786	305	860	25,057
1995-96	172	442	1,275	2,831	648	2,899	—	1,220	2,220	1,605	13,312
1996-97	227	1,151	2,044	1,812	970	185	—	1,810	1,209	1,246	10,654
1996 November	—	350	300	—	210	—	—	1,600	179	—	2,639
December	—	—	1,148	—	—	—	—	—	—	—	1,148
1997 January	—	—	—	—	218	—	—	—	—	412	630
November	—	—	50	67	100	—	—	—	80	—	297
December	—	—	300	—	75	—	—	—	—	80	455
1998 January	—	60	—	—	200	—	—	—	—	100	360
MALLEE STATISTICAL DIVISION											
1994-95	845	1,365	735	1,245	1,123	6,215	—	774	80	86	12,468
1995-96	420	6,511	3,685	3,312	2,544	5,527	112	1,838	1,368	1,318	26,635
1996-97	217	4,029	2,314	1,147	4,689	6,639	171	1,172	—	1,596	21,973
1996 November	—	250	—	—	120	310	—	—	—	—	680
December	—	730	50	160	650	200	—	—	—	—	1,790
1997 January	217	600	340	—	695	—	—	—	—	—	1,852
November	—	—	100	—	392	157	—	470	—	—	1,119
December	—	650	70	550	1,056	517	—	1,250	—	100	4,193
1998 January	—	353	—	800	—	—	—	1,724	—	—	2,877
LODDON STATISTICAL DIVISION											
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996-97	70	1,835	2,226	2,174	3,894	8,490	358	5,575	1,968	13,295	39,886
1996 November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1997 January	—	60	130	300	—	50	—	—	—	51	591
November	788	480	450	90	295	—	390	—	339	155	2,987
December	600	350	320	—	100	250	—	410	80	400	2,510
1998 January	65	126	250	166	—	66	83	800	536	791	2,883
GOULBURN STATISTICAL DIVISION											
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996-97	3,265	5,629	16,652	5,196	11,991	21,381	369	2,117	2,757	14,985	84,344
1996 November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1997 January	100	675	—	115	300	300	—	—	—	778	2,268
November	350	652	150	155	1,165	60	—	—	250	—	2,782
December	90	50	221	—	137	62	—	850	—	178	1,589
1998 January	—	730	—	180	270	359	—	282	—	180	2,001

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											
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996-97	2,292	3,463	3,672	9,395	2,136	1,999	60	3,460	973	2,796	30,247
1996 November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1997 January	75	690	1,321	—	—	—	—	—	—	595	2,681
November	—	140	—	—	175	450	—	318	—	—	1,083
December	2,360	275	1,177	140	1,350	—	—	—	—	80	5,382
1998 January	3,000	185	4,000	150	760	—	—	—	—	243	8,338
EAST GIPPSLAND STATISTICAL DIVISION											
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996-97	105	4,199	725	867	2,953	6,699	—	2,577	558	1,697	20,379
1996 November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1997 January	—	—	80	—	69	—	—	—	—	60	209
November	—	—	—	287	—	—	—	—	150	750	1,187
December	—	—	235	—	—	343	—	—	147	—	726
1998 January	—	—	80	—	—	—	—	—	—	—	80
GIPPSLAND STATISTICAL DIVISION											
1994-95	1,412	9,754	6,871	5,081	4,511	3,630	152	284	2,495	3,146	37,337
1995-96	1,050	7,931	22,345	1,883	4,728	7,258	90	530	4,389	1,900	52,104
1996-97	406	6,710	21,609	9,020	3,986	17,009	165	2,997	2,627	6,487	71,017
1996 November	116	770	50	3,063	1,076	1,172	—	2,060	1,055	1,300	10,662
December	—	142	19,661	—	254	4,080	—	692	—	150	24,980
1997 January	—	530	727	90	50	110	165	—	—	1,190	2,861
November	—	405	590	130	65	363	—	—	168	290	2,010
December	—	84	140	—	90	730	—	50	—	—	1,094
1998 January	—	295	500	80	600	1,400	—	1,700	500	—	5,075
TOTAL VICTORIA											
1994-95	48,126	358,756	219,224	361,187	218,315	303,732	15,351	121,046	230,444	99,015	1,975,197
1995-96	136,388	390,446	230,616	419,038	340,836	364,917	7,476	136,564	251,475	174,633	2,452,389
1996-97	157,717	391,128	373,817	404,650	401,094	411,291	15,388	257,829	90,245	336,600	2,839,760
1996 November	14,544	20,381	29,549	39,685	29,051	14,236	1,208	93,671	16,125	28,072	286,522
December	47,354	24,432	40,753	31,131	19,695	24,160	877	13,535	4,844	14,846	221,628
1997 January	17,417	37,316	29,132	23,771	33,418	21,194	4,072	10,015	4,489	45,776	226,599
November	99,556	20,682	24,521	17,902	26,287	16,875	3,426	17,458	16,962	3,618	247,288
December	4,236	11,892	16,551	40,194	14,626	16,366	435	4,728	355,839	5,358	470,226
1998 January	40,107	30,426	32,925	23,382	34,429	27,646	995	17,927	6,689	19,616	234,143

(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)
JANUARY 1998**

Statistical Division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Melbourne	1,401	114	182	296	12	47	122	181	477	1,878
Barwon	105	12	6	18	—	—	—	—	18	123
Western District	28	—	—	—	—	—	—	—	—	28
Central Highlands	36	2	16	18	—	—	—	—	18	54
Wimmera	12	2	—	2	—	—	—	—	2	14
Mallee	22	10	—	10	—	—	—	—	10	32
Loddon	37	—	—	—	—	—	—	—	—	37
Goulburn	53	—	—	—	—	—	7	7	7	60
Ovens-Murray	35	18	—	18	—	—	—	—	18	53
East Gippsland	26	—	—	—	—	—	—	—	—	26
Gippsland	55	2	—	2	—	—	—	—	2	57
Victoria	1,810	160	204	364	12	47	129	188	552	2,362
VALUE (\$'000)										
Melbourne	156,453	7,833	18,002	25,834	1,019	7,000	41,887	49,906	75,740	232,193
Barwon	10,508	696	645	1,341	—	—	—	—	1,341	11,849
Western District	3,081	—	—	—	—	—	—	—	—	3,081
Central Highlands	4,288	199	1,360	1,559	—	—	—	—	1,559	5,847
Wimmera	1,154	173	—	173	—	—	—	—	173	1,327
Mallee	1,955	1,200	—	1,200	—	—	—	—	1,200	3,155
Loddon	4,103	—	—	—	—	—	—	—	—	4,103
Goulburn	5,668	—	—	—	—	—	1,500	1,500	1,500	7,168
Ovens-Murray	3,877	980	—	980	—	—	—	—	980	4,857
East Gippsland	2,512	—	—	—	—	—	—	—	—	2,512
Gippsland	5,547	100	—	100	—	—	—	—	100	5,647
Victoria	199,145	11,181	20,007	31,188	1,019	7,000	43,387	51,406	82,594	281,739

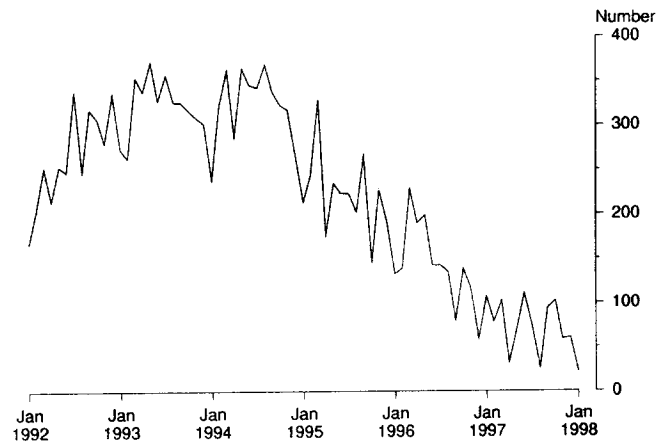
(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

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

Statistical division / subdivision (b)	1995-96	1996-97	July - Jan. 1997-98	Jan. 1998
Melbourne (SD)	1,919	979	361	16
Greater Geelong City Part A (SSD)	70	49	10	—
Barwon (SD)	82	60	16	—
Western District (SD)	26	18	2	—
Ballarat City (SSD) (c)	n.a.	7	15	2
Central Highlands (SD)	39	16	20	2
Wimmera (SD)	7	6	—	—
Mildura Rural City Part A (SSD)	13	11	4	—
Mallee (SD)	19	16	4	—
Greater Bendigo City Part A (SSD)	42	—	—	—
Loddon (SD) (c)	n.a.	n.a.	3	—
Greater Shepparton City Part A (SSD)	7	4	7	—
Goulburn (SD) (c)	n.a.	n.a.	20	2
Wodonga (SSD) (c)	n.a.	n.a.	2	2
Ovens-Murray (SD) (c)	n.a.	n.a.	3	2
East Gippsland (SD) (c)	n.a.	n.a.	6	—
Latrobe Valley (SSD) (c)	n.a.	n.a.	1	—
Gippsland (SD)	57	23	4	—
Victoria	2,292	1,154	439	22

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

**DUAL OCCUPANCY DWELLING UNITS APPROVED,
VICTORIA**



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

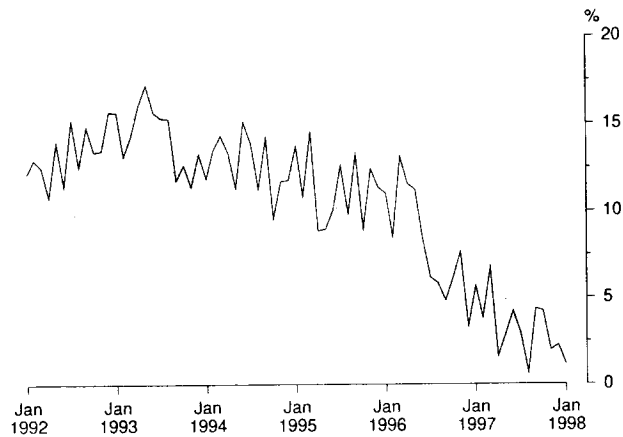


TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

<i>Statistical local area (b) (c)</i>	<i>1995-96</i>	<i>1996-97</i>	<i>July - Jan. 1997-98</i>	<i>Jan. 1998</i>
Banyule (C)				
Heidelberg	n.a.	n.a.	3	—
North	n.a.	n.a.	5	1
Total	n.a.	n.a.	8	1
Bayside (C)				
Brighton	49	27	22	—
South	n.a.	n.a.	19	—
Total	n.a.	n.a.	41	—
Boroondara (C)				
Camberwell North	n.a.	n.a.	9	—
Camberwell South	n.a.	n.a.	5	2
Hawthorn	8	6	2	—
Kew	24	1	4	—
Total	104	29	20	2
Brimbank (C)				
Keilor	n.a.	n.a.	18	—
Sunshine	n.a.	n.a.	11	—
Total	n.a.	n.a.	29	—
Cardinia (S)				
Pakenham	n.a.	n.a.	—	—
South	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Casey (C)				
Berwick	n.a.	n.a.	—	—
South	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Darebin (C)				
Northcote	n.a.	n.a.	6	—
Preston	n.a.	n.a.	3	—
Total	n.a.	n.a.	9	—
Frankston (C)				
East	n.a.	n.a.	—	—
West	n.a.	n.a.	2	2
Total	n.a.	n.a.	2	2
Glen Eira (C)				
Caulfield	87	73	11	—
South	n.a.	n.a.	17	—
Total	n.a.	n.a.	28	—
Greater Dandenong (C)				
Dandenong	9	17	—	—
Balance	n.a.	n.a.	4	—
Total	n.a.	n.a.	4	—
Hobsons Bay (C)				
Altona	n.a.	n.a.	8	—
Williamstown	n.a.	n.a.	4	—
Total	n.a.	n.a.	12	—
Hume (C)				
Broadmeadows	n.a.	n.a.	5	1
Craigieburn	n.a.	n.a.	2	—
Sunbury	n.a.	n.a.	4	—
Total	n.a.	n.a.	11	1
Kingston (C)				
North	n.a.	n.a.	17	1
South	n.a.	n.a.	15	—
Total	n.a.	n.a.	32	1
Knox (C)	n.a.	n.a.	—	—
Manningham (C)	n.a.	n.a.	—	—
Maribyrnong (C)	n.a.	n.a.	8	—
Maroondah (C)				
Croydon	n.a.	n.a.	10	—
Ringwood	n.a.	n.a.	10	1
Total	n.a.	n.a.	20	1
Melbourne (C)				
Inner	—	—	—	—
Remainder	n.a.	2	—	—
Total	n.a.	2	—	—
Melton (S)				
East	n.a.	n.a.	2	—
Balance	n.a.	n.a.	—	—
Total	n.a.	n.a.	2	—
Monash (C)				
South-West	n.a.	n.a.	11	—
Waverley East	n.a.	n.a.	6	—
Waverley West	n.a.	n.a.	15	2
Total	n.a.	n.a.	32	2

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

Statistical local area (b) (c)	1995-96	1996-97	July - Jan. 1997-98	Jan. 1998
Moonee Valley (C)				
Essendon	49	—	—	—
West	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Moreland (C)				
Brunswick	10	5	6	—
Coburg	n.a.	n.a.	7	2
North	n.a.	n.a.	8	—
Total	n.a.	n.a.	21	2
Mornington Peninsula (S)				
East	n.a.	n.a.	3	2
South	14	—	4	—
West	n.a.	n.a.	2	—
Total	n.a.	n.a.	9	2
Nillumbik (S)				
South-West	n.a.	n.a.	—	—
Balance	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Port Phillip (C)				
St Kilda	n.a.	n.a.	4	—
West	n.a.	1	7	—
Total	n.a.	n.a.	11	—
Stonnington (C)				
Prahran	n.a.	n.a.	4	—
Malvern	33	19	12	—
Total	n.a.	n.a.	16	—
Whitehorse (C)				
Box Hill	39	36	8	2
Nunawading East	n.a.	n.a.	9	—
Nunawading West	n.a.	n.a.	12	—
Total	116	78	29	2
Whittlesea (C)	n.a.	n.a.	—	—
Wyndham (C)	n.a.	n.a.	—	—
Yarra (C)				
North	n.a.	n.a.	—	—
Richmond	25	14	13	—
Total	n.a.	n.a.	13	—
Yarra Ranges (S) (d)				
Central	3	5	—	—
North	n.a.	n.a.	—	—
South-West	n.a.	n.a.	4	—
Total	n.a.	n.a.	4	—
Melbourne Statistical Division	1,919	979	361	16
Rest of Victoria	373	175	78	6
Total Victoria	2,292	1,154	439	22

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

EXPLANATORY NOTES

INTRODUCTION

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

SCOPE AND COVERAGE

3. Statistics of building work approved are compiled from:
 - (a) permits issued by local authorities in areas subject to building control by those authorities; and
 - (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.
 - (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).
 - (d) permits issued by licensed private building surveyors. The last category reflects implementation of the 1993 Building Act by the Victorian Government from 1 July 1994.
4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (Cat. no. 8762.0).
5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.
6. From July 1990, the statistics cover:
 - (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
 - (b) approved alterations and additions to residential buildings valued at \$10,000 or more
 - (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

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

DEFINITIONS

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

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

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

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

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

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

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

BUILDING CLASSIFICATION

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

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

SEASONAL ADJUSTMENT

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

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

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

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

21. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are normally shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (02) 6252 6345.

TREND ESTIMATES

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

23. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series – Monitoring 'Trends': an Overview* (Cat. no. 1348.0).

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

ESTIMATES AT CONSTANT PRICES

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

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

27. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (Cat. no. 5216.0).

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

28. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (Cat. no. 1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

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

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

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

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

UNPUBLISHED DATA AND RELATED PUBLICATIONS

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

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

Building Approvals, Australia (Cat. no. 8731.0) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary
 (Cat. no. 8750.0) – issued quarterly
Building Activity, Victoria (Cat. no. 8752.2) – issued quarterly

33. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

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 (02) 6252 6684.

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SYMBOLS AND USAGES

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

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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.

Ian Crettenden
Acting Regional Director
Victoria

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