



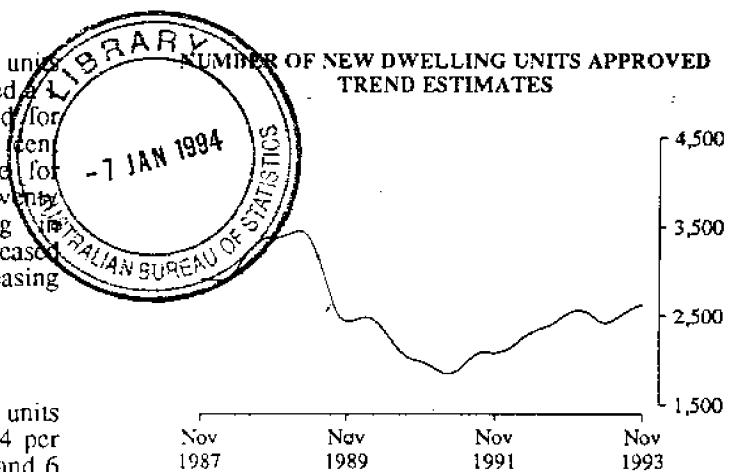
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BUILDING APPROVALS, VICTORIA, NOVEMBER 1993

As a service to users of Building Approval Statistics, commencing with the October 1993 issue, commentary and tables are included on pages 2 and 3 which provide information on the reliability of Trend Estimate Series published in Table 3.

MAIN FEATURES

- Trend estimates of the number of dwelling units approved in November 1993 (2,625) showed a 4 per cent increase over the figure recorded for October 1993 (2,604) and a 4 per cent increase when compared with the figure for November 1992 (2,535). After twenty consecutive monthly increases (peaking in January 1993), the trend estimate has decreased over four months to May 1993 before increasing steadily since June 1993.

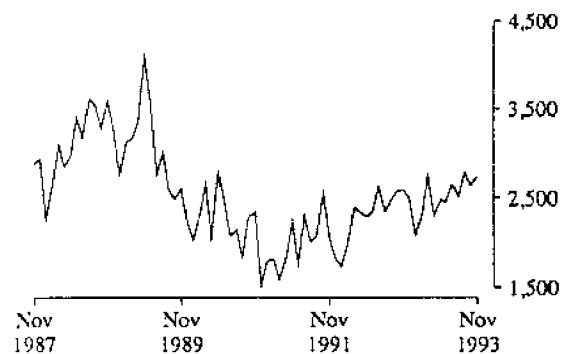


- In original terms the number of dwelling units approved in November 1993 (2,745) was 4 per cent higher than in October 1993 (2,642) and 6 per cent higher than in November 1992 (2,589).

- For the five months ended November 1993 there were 13,354 new dwelling units approved, 6 per cent higher than the 12,649 recorded for the five months ended November 1992.

- The value of non-residential building approved, at current prices, for the five months ended November 1993 was \$850m, an increase of 45 per cent when compared with the \$586m recorded for the five months ended November 1992.

NUMBER OF NEW DWELLING UNITS APPROVED
ORIGINAL



INQUIRIES

For further information about statistics in this publication and the availability of related unpublished statistics, contact Bill McNaughtan or Leon Kinnery on Melbourne (03) 615 7000; or any ABS State office.

For information about other ABS statistics and services contact Information Services on Melbourne (03) 615 7000; or any ABS State office.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months June to November 1993.

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 tends to be larger, the greater the 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 16 and 17 of the Explanatory Notes for a more detailed explanation.

To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates that would result if the movements in the seasonally adjusted estimates for next month (December 1993) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 5 per cent in December 1993, the trend estimate for that month would be 2,329, a movement of 1.9 per cent. The monthly movements in the trend estimates for September, October and November 1993, which are currently estimated to be 1.4 per cent, 1.5 per cent and 1.2 per cent respectively, would be revised to 2.0 per cent, 2.1 per cent and 2.1 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in December 1993 would produce a trend estimate for December of 2,234, a movement of 0.5 per cent, with the movements in the trend estimates for September, October and November 1993 being revised to 1.3 per cent, 1.1 per cent and 0.8 per cent, respectively.

NUMBER OF NEW PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

		<i>Revised trend estimate if December 1993 seasonally adjusted estimate</i>				
<i>Trend estimate</i>		<i>is up 5% on November 1993</i>		<i>is down 5% on November 1993</i>		
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1993 -</i>						
June	2,122	-0.2	2,118	-0.4	2,122	-0.2
July	2,131	0.4	2,124	0.3	2,132	0.5
August	2,153	1.1	2,150	1.2	2,154	1.0
September	2,184	1.4	2,193	2.0	2,183	1.3
October	2,217	1.5	2,240	2.1	2,206	1.1
November	2,244	1.2	2,286	2.1	2,223	0.8
December	n.y.a.	n.y.a.	2,329	1.9	2,234	0.5

TOTAL NUMBER OF NEW HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

		<i>Revised trend estimate if December 1993 seasonally adjusted estimate</i>				
<i>Trend estimate</i>		<i>is up 6% on November 1993</i>		<i>is down 6% on November 1993</i>		
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1993 -</i>						
June	2,208	-0.1	2,204	-0.3	2,209	-0.1
July	2,228	0.9	2,220	0.8	2,230	0.9
August	2,261	1.5	2,258	1.7	2,263	1.5
September	2,300	1.7	2,309	2.3	2,296	1.5
October	2,337	1.6	2,361	2.3	2,319	1.0
November	2,371	1.5	2,411	2.1	2,332	0.5
December	n.y.a.	n.y.a.	2,454	1.8	2,334	0.1

**TOTAL NUMBER OF NEW DWELLING UNITS APPROVED
RELIABILITY OF TREND ESTIMATES**

	Revised trend estimate if December 1993 seasonally adjusted estimate					
	Trend estimate		is up 6% on November 1993		is down 6% on November 1993	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993 -						
June	2,435	0.7	2,432	0.6	2,438	0.8
July	2,479	-1.8	2,474	1.7	2,485	1.9
August	2,530	2.0	2,527	2.2	2,533	1.9
September	2,572	1.7	2,577	2.0	2,562	1.2
October	2,604	1.3	2,615	1.5	2,567	0.2
November	2,625	0.8	2,645	1.1	2,555	-0.5
December	n.y.a.	n.y.a.	2,666	0.8	2,531	-1.0

**VALUE OF NEW RESIDENTIAL BUILDING APPROVED
RELIABILITY OF TREND ESTIMATES**

	Revised trend estimate if December 1993 seasonally adjusted estimate					
	Trend estimate		is up 6% on November 1993		is down 6% on November 1993	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1993 -						
June	210.9	1.2	210.8	1.2	211.3	1.4
July	215.2	2.0	215.1	2.0	215.9	2.2
August	219.9	2.2	219.8	2.2	220.2	2.0
September	223.6	1.7	223.6	1.7	222.6	1.1
October	226.0	1.1	225.8	1.0	222.3	-0.1
November	227.3	0.6	226.7	0.4	220.1	-1.0
December	n.y.a.	n.y.a.	226.7	0.0	216.8	-1.5

**VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING APPROVED
RELIABILITY OF TREND ESTIMATES**

	Revised trend estimate if December 1993 seasonally adjusted estimate					
	Trend estimate		is up 6% on November 1993		is down 6% on November 1993	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1993 -						
June	45.3	1.0	45.2	0.7	45.4	1.0
July	45.7	0.7	45.5	0.6	45.7	0.8
August	46.0	0.7	45.9	1.0	46.0	0.7
September	46.6	1.2	46.8	1.9	46.5	1.1
October	47.3	1.6	48.1	2.8	47.2	1.5
November	48.1	1.6	49.6	3.2	47.9	1.5
December	n.y.a.	n.y.a.	51.1	3.0	48.6	1.3

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION									
1990-91	12,068	525	12,593	1,375	329	1,704	13,443	854	14,297
1991-92	14,424	491	14,915	1,477	710	2,187	15,901	1,201	17,102
1992-93	17,104	723	17,827	1,845	163	2,008	18,949	886	19,835
1992-93									
July-November	7,493	153	7,646	688	139	827	8,181	292	8,473
1993-94									
July-November	7,372	344	7,716	1,306	65	1,371	8,678	409	9,087
1992—									
September	1,524	11	1,535	52	2	54	1,576	13	1,589
October	1,637	50	1,687	105	—	105	1,742	50	1,792
November	1,302	76	1,378	207	104	311	1,509	180	1,689
December	1,474	44	1,518	206	—	206	1,680	44	1,724
1993—									
January	1,006	219	1,225	108	—	108	1,114	219	1,333
February	1,311	91	1,402	213	11	224	1,524	102	1,626
March	1,594	98	1,692	144	11	155	1,738	109	1,847
April	1,275	46	1,321	214	2	216	1,489	48	1,537
May	1,470	17	1,487	145	—	145	1,615	17	1,632
June	1,481	55	1,536	127	—	127	1,608	55	1,663
July	1,441	24	1,465	328	53	381	1,769	77	1,846
August	1,473	47	1,520	168	12	180	1,641	59	1,700
September	1,469	131	1,600	316	—	316	1,785	131	1,916
October	1,477	58	1,535	251	—	251	1,728	58	1,786
November	1,512	84	1,596	243	—	243	1,755	84	1,839
VICTORIA									
1990-91	20,132	783	20,915	1,934	402	2,336	22,066	1,185	23,251
1991-92	22,358	707	23,065	1,932	1,016	2,948	24,290	1,723	26,013
1992-93	25,969	1,189	27,158	2,186	227	2,413	28,155	1,416	29,571
1992-93									
July-November	11,338	303	11,641	827	181	1,008	12,165	484	12,649
1993-94									
July-November	11,369	500	11,869	1,414	71	1,485	12,783	571	13,354
1992—									
September	2,343	37	2,380	73	26	99	2,416	63	2,479
October	2,378	71	2,449	133	3	136	2,511	74	2,585
November	2,091	163	2,254	231	104	335	2,322	267	2,589
December	2,208	47	2,255	233	—	233	2,441	47	2,488
1993—									
January	1,621	330	1,951	134	5	139	1,755	335	2,090
February	1,952	120	2,072	236	28	264	2,188	148	2,336
March	2,438	125	2,563	188	11	199	2,626	136	2,762
April	1,954	107	2,061	238	2	240	2,192	109	2,301
May	2,228	69	2,297	183	—	183	2,411	69	2,480
June	2,230	88	2,318	147	—	147	2,377	88	2,465
July	2,210	45	2,255	351	53	404	2,561	98	2,659
August	2,250	56	2,306	192	12	204	2,442	68	2,510
September	2,283	171	2,454	344	—	344	2,627	171	2,798
October	2,272	91	2,363	273	6	279	2,545	97	2,642
November	2,354	137	2,491	254	—	254	2,608	137	2,745

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 195 such dwelling units approved in November 1993. This includes 117 dwelling units created as the result of the conversion of a hotel to apartments.

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	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Total	Private sector		Total	Private sector	Total	
MELBOURNE STATISTICAL DIVISION																	
1990-91	1,105.2	31.1	1,136.3	81.2	19.9	101.2	1,186.5	51.0	1,237.5	392.6	1,087.9	1,423.7	2,666.7	3,053.8			
1991-92	1,280.1	28.8	1,309.0	101.6	47.4	149.0	1,381.7	76.3	1,458.0	413.3	978.6	1,242.4	2,773.2	3,113.7			
1992-93	1,538.4	42.4	1,580.8	125.3	10.5	135.9	1,663.7	52.9	1,716.7	429.7	858.2	1,138.2	2,951.4	3,284.6			
1992-93																	
July-November	662.9	8.2	671.0	46.2	8.8	55.0	709.0	17.0	726.0	185.9	361.1	453.7	1,255.7	1,365.6			
1993-94	685.3	22.0	707.3	98.6	4.6	103.2	783.8	26.6	810.5	200.0	464.4	722.0	1,448.1	1,732.5			
1992—																	
September	131.4	0.6	132.0	3.6	0.2	3.7	135.0	0.8	135.8	39.1	50.5	64.0	224.4	238.8			
October	146.6	2.6	149.2	8.4	—	8.4	155.0	2.6	157.6	39.8	39.9	55.8	234.7	253.2			
November	118.4	4.3	122.7	14.0	6.6	20.6	132.3	10.9	143.3	37.1	52.3	70.3	221.7	250.6			
December	133.5	2.1	135.7	12.9	—	12.9	146.4	2.1	148.6	38.2	87.9	93.1	272.4	279.8			
1993—																	
January	92.4	13.1	105.5	6.2	—	6.2	98.6	13.1	111.8	27.8	57.7	78.2	184.1	217.8			
February	121.5	7.8	129.4	14.0	1.2	15.2	135.5	9.0	144.6	31.0	47.4	72.1	213.9	247.6			
March	146.5	4.8	151.3	11.1	0.5	11.6	157.5	5.3	162.8	36.7	113.8	143.8	308.0	343.3			
April	114.0	2.4	116.4	15.2	0.1	15.2	129.1	2.5	131.6	33.7	47.3	61.0	210.2	226.3			
May	133.7	1.0	134.7	11.0	—	11.0	144.7	1.0	145.6	37.2	71.3	85.6	253.2	268.4			
June	133.9	2.9	136.8	8.9	—	8.9	142.8	2.9	145.7	39.3	71.8	150.9	253.9	335.9			
July	133.5	1.4	134.9	23.6	3.8	27.4	157.0	5.3	162.3	37.5	40.2	78.3	234.7	278.0			
August	140.2	3.7	143.9	10.6	0.8	11.4	150.8	4.5	155.3	36.0	150.6	262.1	337.4	453.4			
September	137.5	7.9	145.4	25.4	—	25.4	162.8	7.9	170.7	37.1	83.3	104.1	283.1	311.9			
October	134.8	3.4	138.1	21.2	—	21.2	155.9	3.4	159.3	43.6	127.0	141.0	326.5	343.9			
November	139.3	5.6	144.9	17.8	—	17.8	157.2	5.6	162.8	45.9	63.3	136.5	266.4	345.1			
VICTORIA																	
1990-91	1,755.1	46.0	1,801.1	112.1	23.5	135.6	1,867.2	69.5	1,936.7	491.2	1,253.8	1,678.2	3,611.7	4,106.1			
1991-92	1,933.9	42.0	1,975.9	129.3	65.7	195.0	2,063.2	107.8	2,170.9	514.1	1,114.9	1,473.7	3,691.5	4,158.8			
1992-93	2,262.5	71.4	2,333.8	145.7	14.6	160.3	2,408.2	86.0	2,494.1	539.0	1,066.2	1,406.3	4,006.9	4,433.4			
1992-93																	
July-November	975.0	18.0	992.9	54.6	11.6	66.2	1,029.6	29.5	1,059.1	231.0	469.7	585.6	1,730.0	1,875.7			
1993-94																	
July-November	1,010.9	34.2	1,045.1	104.5	5.3	109.8	1,115.4	39.5	1,155.0	247.3	572.3	849.5	1,934.7	2,251.8			
1992—																	
September	197.1	2.4	199.5	4.6	1.7	6.3	201.7	4.1	205.9	47.4	77.1	96.2	326.1	349.5			
October	206.3	4.0	210.3	9.8	0.2	9.9	216.1	4.2	220.3	50.2	52.7	70.0	319.0	340.5			
November	184.4	10.0	194.4	15.2	6.6	21.8	199.6	16.6	216.2	47.0	68.7	93.0	315.3	356.2			
December	193.1	2.3	195.4	14.4	—	14.4	207.5	2.3	209.8	45.8	105.2	113.5	358.4	369.1			
1993—																	
January	141.4	18.4	159.8	7.6	0.3	7.9	149.0	18.7	167.7	34.1	67.9	93.5	251.0	295.3			
February	175.9	10.0	186.0	15.3	2.2	17.5	191.2	12.3	203.5	39.1	63.7	91.5	294.1	334.1			
March	214.3	6.8	221.1	13.5	0.5	13.9	227.8	7.3	235.1	46.1	126.2	158.7	400.1	439.9			
April	170.0	7.1	177.0	16.5	0.1	16.6	186.5	7.1	193.6	43.2	60.2	77.1	289.6	313.9			
May	196.0	4.0	200.1	14.0	—	14.0	210.0	4.0	214.1	46.0	81.8	107.8	337.8	367.8			
June	196.8	4.6	201.4	9.9	—	9.9	206.6	4.6	211.3	47.8	91.5	178.5	345.9	437.6			
July	196.3	4.5	200.9	24.8	3.8	28.6	221.1	8.4	229.5	46.8	49.2	90.4	317.0	366.6			
August	203.5	4.3	207.7	12.0	0.8	12.7	215.4	5.0	220.5	44.7	184.6	300.8	444.7	566.0			
September	204.4	11.4	215.8	27.1	—	27.1	231.6	11.4	242.9	46.7	105.2	127.7	383.2	417.3			
October	198.7	5.8	204.4	22.2	0.7	22.9	220.9	6.4	227.3	53.5	136.4	155.8	410.8	436.6			
November	208.0	8.3	216.3	18.5	—	18.5	226.5	8.3	234.8	55.7	96.8	174.8	379.0	465.3			

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

Period	Number of dwelling units			Value (\$m)		
	Houses		Total	Private sector		Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total	Private sector	
SEASONALLY ADJUSTED						
1992—						
September	2,206	2,261	2,347	2,379	199.9	43.0
October	2,207	2,311	2,338	2,412	209.2	43.2
November	2,137	2,300	2,365	2,561	212.8	46.5
December	2,170	2,298	2,452	2,585	212.3	46.5
1993—						
January	2,137	2,394	2,289	2,667	212.7	44.4
February	2,091	2,193	2,338	2,489	215.0	41.5
March	2,314	2,357	2,401	2,557	214.3	44.2
April	2,101	2,263	2,287	2,394	210.0	44.2
May	2,089	2,160	2,266	2,343	204.5	45.4
June	2,089	2,165	2,285	2,359	199.1	46.9
July	2,121	2,202	2,447	2,583	219.4	46.7
August	2,192	2,235	2,366	2,437	215.8	44.5
September	2,165	2,420	2,599	2,723	241.4	43.7
October	2,196	2,284	2,475	2,591	226.6	48.3
November	2,294	2,385	2,494	2,554	214.4	50.8
TREND ESTIMATES						
1992—						
September	2,191	2,267	2,375	2,438	204.9	43.9
October	2,192	2,297	2,334	2,490	208.5	44.5
November	2,179	2,314	2,381	2,535	211.3	44.8
December	2,166	2,317	2,371	2,563	213.0	44.6
1993—						
January	2,162	2,315	2,357	2,565	213.6	44.3
February	2,157	2,299	2,342	2,540	212.9	44.1
March	2,148	2,267	2,322	2,489	210.6	44.2
April	2,138	2,234	2,309	2,439	208.4	44.5
May	2,126	2,211	2,315	2,418	208.4	44.9
June	2,122	2,208	2,343	2,435	210.9	45.3
July	2,131	2,228	2,385	2,479	215.2	45.7
August	2,153	2,261	2,430	2,530	219.9	46.0
September	2,184	2,300	2,472	2,572	223.6	46.6
October	2,217	2,337	2,506	2,604	226.0	47.3
November	2,244	2,371	2,530	2,625	227.3	48.1

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation.

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

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building		
	Houses		Other residential buildings		Private sector	Total	Private sector	Total	
	Private sector	Total							
1990-91	1,670.7	1,714.3	142.7	1,857.0	467.4	1,339.2	1,787.8	3,619.2	
1991-92	1,859.7	1,900.2	230.8	2,131.0	494.3	1,328.4	1,756.5	3,880.7	
1992-93	2,208.9	2,278.6	200.4	2,478.9	520.4	1,349.1	1,781.6	4,313.1	
1992—									
June qtr.	495.8	513.4	58.5	571.9	121.4	222.1	319.4	895.1	
Sept. qtr.	568.3	572.2	41.9	614.1	130.2	432.7	525.0	1,180.7	
Dec. qtr.	571.9	587.9	57.3	645.1	140.1	285.4	348.2	1,058.4	
1993—									
Mar. qtr.	519.6	554.1	49.7	603.9	116.6	329.8	439.5	1,025.2	
June qtr.	549.1	564.4	51.4	615.8	133.6	301.3	468.9	1,048.8	
Sept. qtr.	590.6	610.4	87.6	698.0	135.0	440.3	673.9	1,265.1	
								1,506.9	

(a) See paragraphs 18-23 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES
VICTORIA

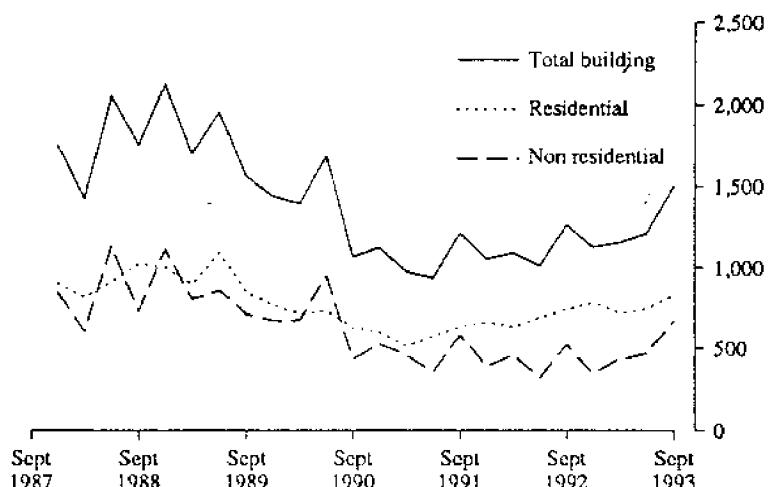


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA
(\$ million)

Class of building	1991-92	1992-93	July-November			1993 October	November
			1992-93	1993-94	September		
PRIVATE SECTOR							
New houses	1,933.9	2,262.5	975.0	1,010.9	204.4	198.7	208.0
New other residential buildings	129.3	145.7	54.6	104.5	27.1	22.2	18.5
<i>Total new residential building</i>	<i>2,063.2</i>	<i>2,408.2</i>	<i>1,029.6</i>	<i>1,115.4</i>	<i>231.6</i>	<i>220.9</i>	<i>226.5</i>
Alterations and additions to residential buildings	513.4	532.5	230.7	247.0	46.4	53.5	55.7
Hotels, etc.	53.1	42.7	11.6	9.2	1.2	0.9	3.5
Shops	139.4	146.7	69.5	238.7	16.7	97.4	18.2
Factories	227.4	269.9	177.7	64.1	13.0	14.6	14.5
Offices	404.4	210.7	73.0	33.1	5.7	6.0	7.6
Other business premises	118.2	155.3	52.8	50.9	12.1	7.4	12.4
Educational	52.9	58.5	27.5	51.5	22.2	3.9	15.4
Religious	14.8	16.1	6.1	7.9	1.2	1.6	0.4
Health	39.5	80.3	23.1	45.7	25.6	1.1	15.2
Entertainment and recreational	35.5	36.5	14.8	13.0	3.5	3.1	3.0
Miscellaneous	29.6	49.7	13.4	58.2	4.1	0.5	6.6
<i>Total non-residential building</i>	<i>1,114.9</i>	<i>1,066.2</i>	<i>469.7</i>	<i>572.3</i>	<i>105.2</i>	<i>136.4</i>	<i>96.8</i>
Total	3,691.5	4,006.9	1,730.0	1,934.7	383.2	410.8	379.0
PUBLIC SECTOR							
New houses	42.0	71.4	18.0	34.2	11.4	5.8	8.3
New other residential buildings	65.7	14.6	11.6	5.3	—	0.7	—
<i>Total new residential building</i>	<i>107.8</i>	<i>86.0</i>	<i>29.5</i>	<i>39.5</i>	<i>11.4</i>	<i>6.4</i>	<i>8.3</i>
Alterations and additions to residential buildings	0.7	0.5	0.3	0.3	0.2	—	—
Hotels, etc.	4.9	4.3	2.2	1.2	0.1	—	0.5
Shops	3.7	8.4	6.0	1.2	0.1	0.2	0.4
Factories	31.4	2.2	0.8	7.0	0.1	3.9	2.9
Offices	67.7	48.8	9.8	19.6	5.1	5.9	3.3
Other business premises	57.4	13.8	9.8	5.5	1.2	0.2	0.5
Educational	83.2	97.0	40.8	64.8	3.7	1.6	20.3
Religious	—	—	—	—	—	—	—
Health	44.6	40.9	6.8	132.4	—	—	45.9
Entertainment and recreational	28.4	61.8	23.9	41.1	11.2	6.0	3.8
Miscellaneous	37.5	62.7	15.8	4.4	1.0	1.5	0.4
<i>Total non-residential building</i>	<i>358.8</i>	<i>340.0</i>	<i>115.9</i>	<i>277.2</i>	<i>22.4</i>	<i>49.4</i>	<i>78.0</i>
Total	467.3	426.5	145.7	317.0	34.0	25.8	86.3
TOTAL							
New houses	1,975.9	2,333.8	992.9	1,045.1	215.8	204.4	216.3
New other residential buildings	195.0	160.3	66.2	109.8	27.1	22.9	18.5
<i>Total new residential building</i>	<i>2,170.9</i>	<i>2,494.1</i>	<i>1,059.1</i>	<i>1,155.0</i>	<i>242.9</i>	<i>227.3</i>	<i>234.8</i>
Alterations and additions to residential buildings	514.1	533.0	231.0	247.3	46.7	53.5	55.7
Hotels, etc.	58.0	47.0	13.8	10.4	1.3	0.9	4.0
Shops	143.1	155.1	75.5	239.9	16.8	97.6	18.6
Factories	258.8	272.1	178.5	71.1	13.1	18.5	17.5
Offices	472.2	259.5	82.9	52.7	10.8	11.9	10.9
Other business premises	175.6	169.1	62.6	56.4	13.3	7.6	12.9
Educational	136.1	155.5	68.3	116.3	25.9	5.5	35.7
Religious	14.8	16.1	6.1	7.9	1.2	1.6	0.4
Health	84.1	121.2	30.0	178.1	25.6	1.1	61.1
Entertainment and recreational	63.9	98.3	38.7	54.1	14.6	9.2	6.8
Miscellaneous	67.2	112.4	29.2	62.6	5.1	2.0	7.0
<i>Total non-residential building</i>	<i>1,473.7</i>	<i>1,406.3</i>	<i>585.6</i>	<i>849.5</i>	<i>127.7</i>	<i>155.8</i>	<i>174.8</i>
Total	4,158.8	4,433.4	1,875.7	2,251.8	417.3	436.6	465.3

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1993 September	10	1.1	1	0.2	—	—	—	—	—	—	11	1.3
October	6	0.5	2	0.4	—	—	—	—	—	—	8	0.9
November	5	0.6	3	0.8	4	2.6	—	—	—	—	12	4.0
SHOPS												
1993 September	48	4.0	13	3.8	2	1.0	2	8.0	—	—	65	16.8
October	63	5.6	11	2.6	3	2.1	—	—	1	87.4	78	97.6
November	51	4.5	9	2.7	4	2.9	4	8.5	—	—	68	18.6
FACTORIES												
1993 September	22	2.3	8	2.3	1	0.7	3	7.8	—	—	34	13.1
October	26	2.6	12	3.3	5	3.2	1	3.4	1	6.0	45	18.5
November	25	2.7	8	2.4	3	1.6	2	4.8	1	6.0	39	17.5
OFFICES												
1993 September	31	3.2	5	1.5	3	1.6	2	4.5	—	—	41	10.8
October	31	3.3	13	4.3	2	1.3	1	3.0	—	—	47	11.9
November	25	2.3	10	2.9	4	2.9	2	2.7	—	—	41	10.9
OTHER BUSINESS PREMISES												
1993 September	20	2.1	7	2.1	4	3.1	2	6.1	—	—	33	13.3
October	23	2.0	6	1.8	4	2.6	1	1.2	—	—	34	7.6
November	23	2.5	11	3.0	4	2.9	3	4.5	—	—	41	12.9
EDUCATIONAL												
1993 September	7	0.6	11	3.4	4	2.7	3	5.7	1	13.5	26	25.9
October	6	0.5	2	0.5	1	0.9	3	3.5	—	—	12	5.5
November	12	1.3	6	1.7	2	1.5	4	5.6	3	25.6	27	35.7
RELIGIOUS												
1993 September	7	0.5	2	0.7	—	—	—	—	—	—	9	1.2
October	1	0.2	4	1.4	—	—	—	—	—	—	5	1.6
November	5	0.4	—	—	—	—	—	—	—	—	5	0.4
HEALTH												
1993 September	5	0.6	4	1.3	4	2.7	5	8.8	1	12.2	19	25.6
October	3	0.2	3	0.9	—	—	—	—	—	—	6	1.1
November	6	0.7	3	1.0	1	0.9	—	—	3	58.5	13	61.1
ENTERTAINMENT AND RECREATIONAL												
1993 September	11	1.1	6	1.8	—	—	1	1.1	1	10.7	19	14.6
October	12	1.3	6	1.6	—	—	3	6.3	—	—	21	9.2
November	13	1.1	6	1.6	1	0.9	1	3.2	—	—	21	6.8
MISCELLANEOUS												
1993 September	6	0.5	4	1.5	2	1.4	1	1.6	—	—	13	5.1
October	11	0.8	—	—	2	1.2	—	—	—	—	13	2.0
November	6	0.7	4	1.5	2	1.5	1	3.3	—	—	13	7.0
TOTAL NON-RESIDENTIAL BUILDING												
1993 September	167	15.9	61	18.6	20	13.2	19	43.4	3	36.4	270	127.7
October	182	17.0	59	16.8	17	11.2	9	17.4	2	93.4	269	155.8
November	171	16.7	60	17.7	25	17.8	17	32.5	7	90.1	280	174.8

TABLE 7. NUMBER AND VALUE OF DWELLING UNITS APPROVED
BY MATERIAL OF OUTER WALLS, NOVEMBER 1993

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
MELBOURNE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	16	1,590	—	—	16	1,590
Brick-veneer	920	81,886	7	637	927	82,523
Timber	27	2,060	1	50	28	2,110
Fibre cement	—	—	—	—	—	—
Steel, aluminium or other materials	2	108	—	—	2	108
Not stated	547	53,661	76	4,952	623	58,612
Total houses	1,512	139,305	84	5,639	1,596	144,944
Other residential buildings	243	17,847	—	—	243	17,847
Total residential buildings	1,755	157,151	84	5,639	1,839	162,790
REST OF VICTORIA						
Houses —						
Brick, stone or concrete	24	1,398	—	—	24	1,398
Brick-veneer	450	39,300	14	700	464	40,000
Timber	66	4,543	—	—	66	4,543
Fibre cement	35	1,711	—	—	35	1,711
Steel, aluminium or other materials	52	3,645	—	—	52	3,645
Not stated	215	18,096	39	1,958	254	20,054
Total houses	842	68,694	53	2,658	895	71,352
Other residential buildings	11	653	—	—	11	653
Total residential buildings	853	69,348	53	2,658	906	72,006
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	40	2,988	—	—	40	2,988
Brick-veneer	1,370	121,186	21	1,337	1,391	122,523
Timber	93	6,603	1	50	94	6,653
Fibre cement	35	1,711	—	—	35	1,711
Steel, aluminium or other materials	54	3,753	—	—	54	3,753
Not stated	762	71,757	115	6,910	877	78,667
Total houses	2,354	207,999	137	8,297	2,491	216,296
Other residential buildings	254	18,500	—	—	254	18,500
Total residential buildings	2,608	226,499	137	8,297	2,745	234,796

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, NOVEMBER 1993

Statistical local area	New residential buildings						Non-residential building (a)		
	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)				
MELBOURNE STATISTICAL DIVISION									
Altona (C)	20	—	1,278	—	—	—	173	1,002	1,002
Berwick (C)	149	—	13,821	—	—	—	533	1,450	1,450
Box Hill (C)	21	—	1,766	—	—	—	1,036	411	411
Brighton (C)	6	—	1,165	—	—	—	1,224	450	450
Broadmeadows (C)	45	—	3,796	—	—	—	629	5,615	7,195
Brunswick (C)	3	—	308	—	—	—	589	—	965
Bulla (S)	129	—	11,320	—	—	—	377	—	12,217
Camberwell (C)	24	—	3,309	—	—	—	2,433	1,224	1,224
Caulfield (C)	15	—	1,974	11	2	725	864	200	200
Chelsea (C)	7	—	654	—	—	117	503	85	1,359
Coburg (C)	8	—	635	—	—	—	461	170	170
Collingwood (C)	—	—	—	—	—	—	134	200	200
Cranbourne (S)	116	—	8,448	—	—	—	816	2,350	2,350
Croydon (C)	23	—	2,008	—	—	—	536	310	310
Dandenong (C)	—	—	180	—	—	—	136	1,190	1,190
Diamond Valley (S)	2	—	—	—	—	—	—	—	1,505
Doncaster and Templestowe (C)	32	—	3,456	6	—	480	876	350	350
Eltham (S)	34	—	5,036	2	—	220	1,292	1,100	5,161
Essendon (C)	23	—	2,503	7	—	280	670	—	7,648
Fitzroy (C)	8	—	657	4	—	195	753	1,078	1,078
Flinders (S)	—	—	3,077	92	—	7,000	232	363	363
Footscray (C)	71	—	5,618	—	—	—	882	170	235
Frankston (C)	3	—	165	—	—	—	404	3,055	3,055
Hastings (S)	11	—	990	—	—	—	933	2,991	3,066
Hawthorn (C)	22	7	2,462	—	—	—	485	159	159
Healesville (S)	3	—	566	23	—	1,500	734	115	3,105
Heidelberg (C)	5	—	521	—	—	—	459	100	2,915
Kew (C)	8	17	1,643	—	—	—	1,066	1,350	1,559
Kew (C)	90	—	8,120	—	—	—	653	1,444	1,544
Knox (C)	5	—	750	6	—	500	867	8,833	10,317
Lilydale (S)	94	—	9,448	—	—	—	1,083	604	972
Malvern (C)	33	—	3,233	4	—	296	882	4,420	8,832
Melbourne (C)	4	—	666	—	—	—	1,192	—	6,721
Melton (S)	—	—	—	15	—	1,206	6,037	3,178	51,105
Moorabbin (C)	43	—	4,601	—	—	—	134	400	400
Mordialloc (C)	44	12	3,079	—	—	—	1,431	980	980
Momington (S)	6	—	569	—	—	—	495	430	430
Northcote (C)	15	—	1,295	—	—	—	438	80	80
Nunawading (C)	6	—	450	5	—	355	659	220	1,814
Oakleigh (C)	32	—	2,876	41	—	3,280	1,031	760	829
Pakenham (S)	11	2	850	3	—	210	326	2,215	8,016
Port Melbourne (C)	33	—	2,263	—	—	—	717	298	3,600
Prahran (C)	1	—	80	—	—	—	145	500	500
Preston (C)	2	—	295	—	—	—	1,046	310	310
Richmond (C)	4	—	264	2	—	120	290	2,480	3,154
Ringwood (C)	1	—	150	2	—	115	652	230	230
St Kilda (C)	22	—	1,570	—	—	—	612	857	857
Sandringham (C)	1	—	150	—	—	—	938	405	3,039
Sherbrooke (S)	7	—	946	—	—	—	1,238	240	405
South Melbourne (C)	7	—	461	—	—	—	520	213	213
Springvale (C)	2	8	696	—	—	—	692	633	11,151
Sunshine (C)	52	—	5,153	4	—	180	523	2,011	8,767
Upper Yarra (S) Pt A	15	—	1,779	5	—	300	372	539	2,989
Waverley (C)	2	—	144	—	—	—	369	—	513
Werribee (C)	20	—	2,405	9	—	768	1,458	2,338	2,338
Whittlesea (C)	74	1	6,429	—	—	—	548	433	433
Williamstown (C)	83	—	7,140	—	—	—	860	1,980	5,180
Melbourne (SD)	15	—	1,726	—	—	—	458	789	1,381
	1,512	84	144,944	243	—	17,847	45,894	63,306	136,464
									345,148

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, NOVEMBER 1993—continued

Statistical local area	New residential buildings						Non-residential building (a)		
	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)				
BARWON STATISTICAL DIVISION									
Bannockburn (S) Pt A & B	7	—	684	—	—	—	152	—	—
Barrabool (S) Pt A & B	21	—	2,105	2	—	185	10	—	2,300
Bellarine (Rural City) Pt A & B	45	—	3,828	—	—	—	451	100	100
Colac (C)	—	—	—	—	—	—	101	—	—
Colac (S)	1	—	92	—	—	—	66	—	—
Corio (S) Pt A & B	27	—	2,236	—	—	—	120	180	230
Geealong (C)	—	—	—	—	—	—	91	414	1,346
Geealong West (C)	1	—	75	—	—	—	130	—	—
Leigh (S)	3	—	334	—	—	—	85	—	419
Newtown (C)	—	—	—	—	—	—	283	80	80
Otway (S)	6	—	651	—	—	—	30	650	650
Queenscliffe (B)	3	—	260	—	—	—	137	245	245
South Barwon (C) Pt A & B	34	—	3,335	—	—	—	145	—	4,180
Winchelsea (S)	4	—	335	—	—	—	57	—	392
Barwon (SD)	152	—	13,935	2	—	185	1,857	1,669	3,351
WESTERN DISTRICT STATISTICAL DIVISION									
Belfast (S)	—	—	—	—	—	—	127	150	150
Camperdown (T)	2	—	177	—	—	—	34	—	—
Dundas (S)	1	—	85	—	—	—	24	—	109
Glenelg (S)	—	—	—	—	—	—	—	—	—
Hamilton (C)	2	3	435	—	—	—	30	—	465
Hampden (S)	—	—	—	—	—	—	80	—	80
Heytesbury (S)	—	—	—	—	—	—	35	—	35
Heywood (S)	—	—	—	—	—	—	90	—	90
Minhamite (S)	—	—	—	—	—	—	58	58	58
Mortlake (S)	—	—	—	—	—	—	141	—	141
Mount Rouse (S)	—	—	—	—	—	—	—	—	—
Port Fairy (B)	3	—	164	2	—	115	48	—	85
Portland (C)	4	—	293	—	—	—	50	—	343
Warron (S)	1	—	33	—	—	—	38	—	71
Warrnambool (C)	22	—	1,497	—	—	—	383	7,354	7,354
Warrnambool (S)	7	—	616	—	—	—	169	—	785
Lady Julia Percy & Towerhill	—	—	—	—	—	—	—	—	—
Western District (SD)	42	3	3,299	2	—	115	1,250	7,562	7,647
CENTRAL HIGHLANDS STATISTICAL DIVISION									
Ararat (C)	6	—	461	—	—	—	50	—	—
Ararat (S)	2	—	148	—	—	—	—	—	148
Avoca (S)	2	—	85	—	—	—	—	—	85
Bacchus Marsh (S)	18	—	1,933	—	—	—	59	—	1,993
Ballaarat (C)	12	7	1,079	—	—	—	273	662	662
Ballan (S)	6	—	602	—	—	—	10	—	612
Ballarat (S) Pt A & B	16	23	2,469	—	—	—	52	—	2,521
Bungaree (S) Pt A & B	3	—	270	—	—	—	—	—	270
Buninyong (S) Pt A & B	6	—	660	—	—	—	195	—	855
Creswick (S)	1	—	80	—	—	—	44	—	124
Daylesford and Glenlyon (S)	8	—	579	—	—	—	80	—	659
Grenville (S) Pt A & B	8	—	583	—	—	—	12	—	595
Lexton (S)	2	—	113	—	—	—	85	—	198
Ripon (S)	1	—	70	—	—	—	27	—	97
Sebastopol (B)	3	—	184	—	—	—	20	—	204
Talbot and Clunes (S)	1	—	30	—	—	—	30	—	60
Central Highlands (SD)	95	30	9,345	—	—	—	937	662	662

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, NOVEMBER 1993—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	Houses			Other residential buildings				Private sector (\$'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										
Arapiles (S)	—	—	—	—	—	—	—	—	—	
Dimboola (S)	—	—	—	—	—	—	29	—	—	
Donald (S)	—	—	—	—	—	—	28	—	28	
Dunmunkle (S)	—	—	—	—	—	—	—	—	—	
Horsham (C)	17	—	1,423	—	—	—	53	250	250	
Kaniva (S)	—	—	—	—	—	—	—	—	—	
Kara Kara (S)	2	—	130	—	—	—	—	—	130	
Kowree (S)	—	—	—	—	—	—	39	—	39	
Lowan (S)	1	—	75	—	—	—	105	—	180	
St Arnaud (T)	—	—	—	—	—	—	18	—	18	
Stawell (C)	1	—	79	—	—	—	56	—	135	
Stawell (S)	—	—	68	—	—	—	18	250	250	
Warracknabeal (S)	—	—	—	—	—	—	16	—	16	
Wimmera (S)	2	—	233	—	—	—	—	—	233	
Wimmera (SD)	24	—	2,008	—	—	—	361	500	500	
MALLEE STATISTICAL DIVISION										
Birchip (C)	—	—	—	—	—	—	—	—	—	
Karkarook (S)	—	—	—	—	—	—	—	—	—	
Kerang (B)	—	—	—	—	—	—	—	—	—	
Kerang (S)	1	—	80	—	—	—	50	—	130	
Mildura (C)	18	—	974	—	—	—	32	350	350	
Mildura (S) Pt A & B	20	—	1,548	—	—	—	90	—	1,356	
Swan Hill (C)	3	—	376	2	—	80	28	—	1,639	
Swan Hill (S)	3	—	314	—	—	—	70	—	484	
Walpeup (S)	2	—	170	—	—	—	220	220	384	
Wycheeproof (S)	—	—	—	—	—	—	—	—	—	
Mallee (SD)	47	—	3,462	2	—	80	270	570	570	
LODDON-CAMPASPE STATISTICAL DIVISION										
Bendigo (C)	9	—	620	—	—	—	339	932	932	
Bet Bet (S)	2	—	101	—	—	—	—	—	101	
Castlemaine (C)	6	—	354	—	—	—	13	—	368	
Charlton (S)	—	—	—	—	—	—	—	—	—	
Cohuna (S)	1	—	85	—	—	—	—	—	—	
Eaglehawk (B)	6	—	435	—	—	—	23	—	108	
East Loddon (S)	—	—	—	—	—	—	—	—	435	
Echuca (C)	15	6	1,546	—	—	—	27	200	391	
Gisborne (S)	6	—	568	—	—	—	351	55	974	
Gordon (S)	1	—	73	—	—	—	18	—	91	
Huntly (S) Pt A & B	2	—	110	—	—	—	59	180	180	
Korong (S)	1	—	60	—	—	—	—	—	349	
Kyneton (S)	4	—	336	—	—	—	50	897	897	
McIvor (S)	4	—	291	—	—	—	—	—	1,283	
Maldon (S)	1	—	50	—	—	—	22	—	291	
Marong (Rural City) Pt A & B	10	—	886	—	—	—	100	—	72	
Maryborough (C)	3	—	201	—	—	—	12	—	986	
Metcalf (S)	1	—	73	—	—	—	98	80	80	
Newham and Woodend (S)	3	—	185	—	—	—	270	—	251	
Newstead (S)	5	—	375	—	—	—	—	—	455	
Pyalong (S)	2	—	79	—	—	—	—	60	435	
Rochester (S)	4	—	299	—	—	—	96	—	79	
Romsey (S)	8	—	845	—	—	—	198	—	394	
Strathfieldsaye (S) Pt A & B	23	—	2,200	—	—	—	100	70	70	
Tullaroop (S)	2	—	164	—	—	—	59	—	223	
Loddon-Campaspe (SD)	119	6	9,935	—	—	—	1,833	2,474	2,745	

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, NOVEMBER 1993—continued

Statistical local area	New residential buildings						Non-residential building (a)		
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)			
GOULBURN STATISTICAL DIVISION									
Alexandra (S)	3	—	196	—	—	—	49	—	—
Benalla (C)	11	—	757	—	—	—	64	—	—
Benalla (S)	2	—	123	—	—	—	15	—	2,718
Broadford (S)	5	—	355	—	—	—	44	—	399
Cobram (S)	8	—	649	—	—	—	—	—	649
Deakin (S)	3	—	275	—	—	—	41	—	316
Euroa (S)	2	—	87	—	—	—	—	—	87
Goulburn (S)	—	—	—	—	—	—	—	100	100
Kilmore (S)	1	—	68	—	—	—	84	955	955
Kyabram (T)	5	—	417	—	—	—	—	—	417
Mansfield (S)	13	—	852	—	—	—	50	1,200	1,200
Nathalia (S)	2	—	146	—	—	—	20	—	166
Numurkah (S)	4	—	256	—	—	—	16	60	60
Rodney (S) Pt A & B	19	—	1,352	—	—	—	321	6,250	6,250
Seymour (RC)	11	—	948	—	—	—	101	—	1,049
Shepparton (C)	8	—	600	5	—	273	253	190	190
Shepparton (S) Pt A & B	8	—	946	—	—	—	40	730	801
Tungamah (S)	1	—	52	—	—	—	14	—	66
Violet Town (S)	1	—	50	—	—	—	—	—	50
Waranga (S)	10	—	638	—	—	—	28	—	666
Yea (S)	2	—	290	—	—	—	—	—	290
Goulburn (SD)	119	—	9,057	5	—	273	1,141	9,485	12,274
OVENS-MURRAY STATISTICAL DIVISION									
Beechworth (S)	—	—	—	—	—	—	90	—	—
Bright (S)	5	—	342	—	—	—	32	965	965
Chiltern (S)	1	—	77	—	—	—	14	—	91
Myrtleford (S)	2	—	127	—	—	—	20	—	147
Oxley (S)	5	—	451	—	—	—	27	—	478
Rutherglen (S)	8	—	604	—	—	—	—	125	125
Tallangatta (S) Pt A & B	2	—	347	—	—	—	—	—	347
Upper Murray (S)	—	—	—	—	—	—	—	—	—
Wangaratta (C)	2	—	152	—	—	—	158	5,832	5,832
Wangaratta (S)	2	—	301	—	—	—	—	—	301
Wodonga (Rural City)	30	14	3,305	—	—	—	58	—	3,363
Yackandandah (S)	7	—	1,070	—	—	—	—	—	1,070
Yarrowong (S)	4	—	357	—	—	—	29	55	441
Ovens-Murray (SD)	68	14	7,132	—	—	—	428	6,977	6,977
EAST GIPPSLAND STATISTICAL DIVISION									
Avon (S)	—	—	—	—	—	—	—	—	—
Bairnsdale (C)	12	—	911	—	—	—	40	—	—
Bairnsdale (S) Pt A & B	23	—	1,813	—	—	—	93	125	125
Maffra (S)	11	—	811	—	—	—	141	—	952
Omio (S)	1	—	185	—	—	—	10	146	146
Orbost (S)	3	—	148	—	—	—	104	65	65
Sale (C)	4	—	274	—	—	—	37	159	159
Tambo (S) Pt A & B	14	—	1,158	—	—	—	32	1,426	1,426
East Gippsland (SD)	68	—	5,300	—	—	—	457	1,921	1,921

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, NOVEMBER 1993—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	Houses			Other residential buildings				Private sector (\$'000)	Total building (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GIPPSLAND STATISTICAL DIVISION										
Alberton (S)	—	—	—	—	—	—	55	—	55	
Bass (S)	5	—	361	—	—	—	88	—	449	
Bulin Bulin (S)	6	—	394	—	—	—	115	—	509	
Korumburra (S)	1	—	40	—	—	—	25	60	125	
Mirboo (S)	2	—	164	—	—	—	28	—	193	
Moe (C)	7	—	475	—	—	—	56	200	731	
Morwell (C) Pt A & B	3	—	254	—	—	—	272	200	726	
Narracan (S) Pt A & B	2	—	172	—	—	—	79	—	251	
Phillip Island (S)	17	—	1,394	—	—	—	51	180	1,625	
Rosedale (S)	11	—	636	—	—	—	12	—	648	
South Gippsland (S)	5	—	392	—	—	—	63	—	455	
Traralgon (C)	11	—	983	—	—	—	113	978	2,073	
Traralgon (S) Pt A & B	2	—	204	—	—	—	19	—	223	
Upper Yarra (S) Pt B	1	—	104	—	—	—	—	—	104	
Warragul (RC)	9	—	499	—	—	—	135	—	634	
Wonthaggi (B)	5	—	278	—	—	—	35	—	313	
Woorayl (S)	21	—	1,528	—	—	—	132	85	1,746	
Bass Strait Islands	—	—	—	—	—	—	—	—	—	
French Island	—	—	—	—	—	—	—	—	—	
Yallourn Works Area	—	—	—	—	—	—	—	—	—	
Gippsland (SD)	108	—	7,880	—	—	—	1,277	1,703	1,703	10,859
VICTORIA										
Victoria	2,354	137	216,296	254	—	18,500	55,705	96,828	174,813	465,313

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

VALUE OF ALL BUILDING APPROVED, VICTORIA

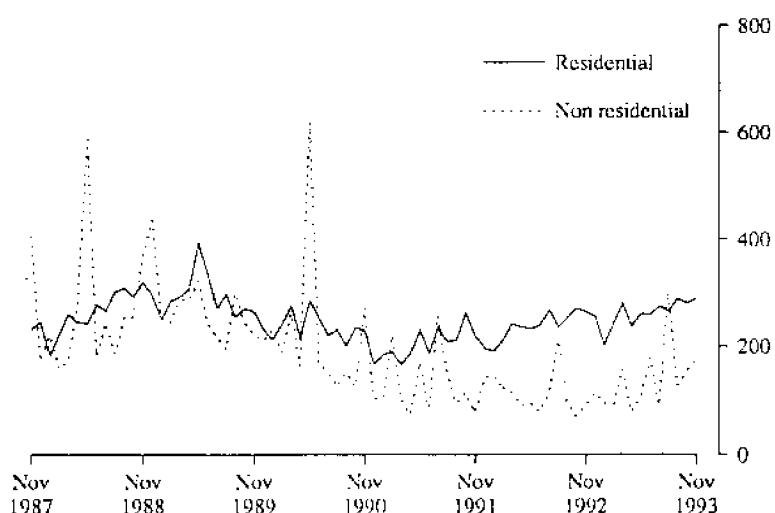


TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS, NOVEMBER 1993

Statistical local area	New residential buildings						Non-residential building		
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)			
GEELONG STATISTICAL SUBDIVISION									
Bannockburn (S) Pt A	—	—	—	—	—	—	—	—	—
Barrabool (S) Pt A	3	—	362	—	—	—	—	—	362
Bellarine (Rural City) Pt A	19	—	1,550	—	—	—	189	100	100
Corio (S) Pt A	26	—	2,071	—	—	—	105	180	230
Geelong (C)	—	—	—	—	—	—	91	414	1,346
Geelong West (C)	1	—	75	—	—	—	130	—	205
Newtown (C)	—	—	—	—	—	—	283	80	80
South Barwon (C) Pt A	25	—	2,437	—	—	—	129	—	700
Geelong (SSD)	74	—	6,496	—	—	—	927	774	2,456
BALLARAT STATISTICAL SUBDIVISION									
Ballarat (C)	12	7	1,079	—	—	—	273	662	662
Ballarat (S) Pt A	16	23	2,469	—	—	—	—	—	2,014
Bungaree (S) Pt A	3	—	270	—	—	—	22	—	2,491
Buninyong (S) Pt A	6	—	660	—	—	—	—	—	270
Grenville (S) Pt A	8	—	583	—	—	—	142	—	801
Sebastopol (B)	3	—	184	—	—	—	12	—	595
Ballarat (SSD)	48	30	5,244	—	—	—	469	662	662
BENDIGO STATISTICAL SUBDIVISION									
Bendigo (C)	9	—	620	—	—	—	339	932	932
Eaglemore (B)	6	—	435	—	—	—	—	—	435
Henty (S) Pt A	2	—	110	—	—	—	59	180	180
Maryborough (Rural City) Pt A	9	—	745	—	—	—	58	—	803
Strathfieldsaye (S) Pt A	13	—	1,232	—	—	—	100	70	70
Bendigo (SSD)	39	—	3,142	—	—	—	556	1,182	1,182
SHEPPARTON-MOOROOPNA STATISTICAL SUBDIVISION									
Rodney (S) Pt A	17	—	1,131	—	—	—	287	6,000	6,000
Shepparton (C)	8	—	600	5	—	273	253	190	190
Shepparton (S) Pt A	7	—	821	—	—	—	—	730	801
Shepparton-Mooroopna (SSD)	32	—	2,552	5	—	273	540	6,920	6,991
WODONGA STATISTICAL SUBDIVISION									
Beechworth (S)	—	—	—	—	—	—	90	—	90
Chiltern (S)	1	—	77	—	—	—	14	—	91
Taliangatta (S) Pt A	1	—	274	—	—	—	—	—	274
Wodonga (Rural City)	30	14	3,305	—	—	—	58	—	3,363
Yackandandah (S)	7	—	1,070	—	—	—	—	—	1,070
Wodonga (SSD)	39	14	4,726	—	—	—	162	—	4,888
LATROBE VALLEY STATISTICAL SUBDIVISION									
Moe (C)	7	—	475	—	—	—	56	200	200
Morwell (C) Pt A	—	—	—	—	—	—	110	200	200
Narracan (S) Pt A	—	—	—	—	—	—	23	—	310
Traralgon (C)	11	—	983	—	—	—	113	978	978
Traralgon (S) Pt A	2	—	204	—	—	—	19	—	2,073
Yallourn Works Area	—	—	—	—	—	—	—	—	223
Latrobe Valley (SSD)	20	—	1,662	—	—	—	319	1,378	1,378
MILDURA STATISTICAL SUBDIVISION									
Mildura (C)	18	—	974	—	—	—	32	350	350
Mildura (S) Pt A	17	—	1,378	—	—	—	75	—	1,453
Mildura (SSD)	35	—	2,352	—	—	—	107	350	350

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

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

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Enter- tainment and recreati- onal	Miscel- laneous	Total
OVENS MURRAY STATISTICAL DIVISION											
1990-91	3,069	325	7,053	570	1,540	805	230	3,556	1,135	1,993	20,276
1991-92	1,627	1,797	877	802	1,045	5,311	—	1,796	80	1,574	14,910
1992-93	1,817	1,931	745	1,063	703	1,340	440	1,014	1,436	889	11,378
1992 September	—	220	70	—	85	—	—	—	—	—	375
October	—	80	200	115	60	—	—	—	—	—	455
November	—	—	—	—	—	—	—	—	—	—	—
1993 September	—	450	—	300	132	—	—	—	—	—	882
October	—	685	—	630	—	—	—	—	—	—	1,315
November	—	—	—	—	—	—	—	—	—	—	—
EAST GIPPSLAND STATISTICAL DIVISION											
1990-91	490	3,929	755	524	1,390	2,526	130	1,393	511	986	12,635
1991-92	1,252	2,175	1,726	1,640	1,249	382	103	56	4,737	460	13,781
1992-93	310	1,689	1,021	1,224	250	85	440	680	1,630	380	7,709
1992 September	60	157	—	—	—	—	—	—	160	148	525
October	—	—	—	—	—	—	—	—	—	—	—
November	—	—	—	—	—	—	—	—	—	—	—
1993 September	380	100	—	—	—	—	—	531	150	—	1,161
October	—	—	—	—	—	—	—	—	—	60	60
November	—	—	—	—	—	—	—	—	—	—	—
GIPPSLAND STATISTICAL DIVISION											
1990-91	1,496	1,546	1,186	2,596	3,028	4,403	495	738	1,900	1,429	18,818
1991-92	692	2,743	7,101	1,502	1,129	6,634	877	4,886	3,622	2,380	31,565
1992-93	2,101	4,667	2,829	4,441	1,446	3,349	1,399	682	7,290	580	28,784
1992 September	—	—	98	—	140	102	—	—	—	300	640
October	—	180	50	350	352	—	250	—	464	—	1,646
November	—	—	—	—	—	—	—	—	—	—	—
1993 September	120	300	103	304	519	956	—	150	235	282	2,970
October	372	800	384	575	667	1,200	—	—	90	—	4,088
November	—	—	—	—	—	—	—	—	—	—	—
TOTAL VICTORIA											
1990-91	58,452	234,130	355,068	332,419	190,867	169,020	19,969	64,533	170,259	83,440	1,678,157
1991-92	57,964	143,123	258,794	472,155	175,616	136,092	14,815	84,086	63,886	67,184	1,473,715
1992-93	47,017	155,112	272,071	259,451	169,113	155,501	16,059	121,215	98,310	112,411	1,406,261
1992 September	2,600	10,720	29,567	12,173	6,987	13,400	1,072	5,633	2,585	11,420	96,159
October	670	12,773	7,806	16,237	7,313	14,668	1,035	2,298	4,662	2,585	70,048
November	4,805	13,968	11,018	9,547	15,444	4,774	2,042	5,934	20,245	5,206	92,983
1993 September	1,267	16,818	13,107	10,792	13,281	25,869	1,188	25,585	14,647	5,103	127,656
October	917	97,636	18,470	11,884	7,581	5,496	1,588	1,075	9,164	1,980	155,792
November	4,010	18,605	17,467	10,857	12,853	35,719	405	61,076	6,794	7,026	174,813

TABLE II. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION
NOVEMBER 1993

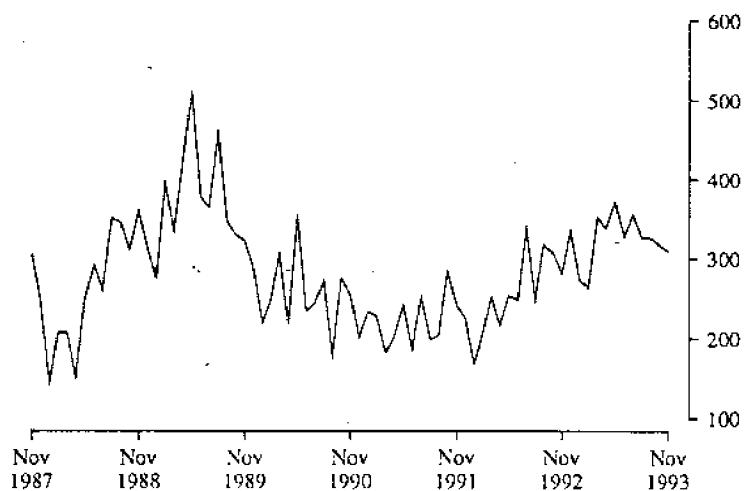
Statistical division	Houses	Other residential building									Total residential building	
		Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of							
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total	Total	Total		
NUMBER OF DWELLING UNITS												
Melbourne	1,596	97	52	149	2	92	—	94	243	1,839		
Barwon	152	—	2	2	—	—	—	—	2	154		
Western District	45	—	2	2	—	—	—	—	2	47		
Central Highlands	125	—	—	—	—	—	—	—	—	125		
Wimmera	24	—	—	—	—	—	—	—	—	24		
Mallee	47	2	—	2	—	—	—	—	—	49		
Loddon-Campaspe	125	—	—	—	—	—	—	—	2	125		
Goulburn	119	5	—	5	—	—	—	—	—	125		
Ovens-Murray	82	—	—	—	—	—	—	—	5	124		
East Gippsland	68	—	—	—	—	—	—	—	—	68		
Gippsland	108	—	—	—	—	—	—	—	—	108		
Victoria	2,491	104	56	160	2	92	—	94	254	2,745		
VALUE (\$'000)												
Melbourne	144,944	6,878	3,789	10,667	180	7,000	—	7,180	17,847	162,790		
Barwon	13,935	—	185	185	—	—	—	—	185	14,120		
Western District	3,299	—	115	115	—	—	—	—	115	3,414		
Central Highlands	9,345	—	—	—	—	—	—	—	—	9,345		
Wimmera	2,008	—	—	—	—	—	—	—	—	2,008		
Mallee	3,462	80	—	80	—	—	—	—	80	3,542		
Loddon-Campaspe	9,935	—	—	—	—	—	—	—	—	9,935		
Goulburn	9,057	273	—	273	—	—	—	—	273	9,330		
Ovens-Murray	7,132	—	—	—	—	—	—	—	—	7,132		
East Gippsland	5,300	—	—	—	—	—	—	—	—	5,300		
Gippsland	7,880	—	—	—	—	—	—	—	—	7,880		
Victoria	216,296	7,231	4,089	31,320	180	7,000	—	7,180	18,500	234,796		

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

Statistical division / subdivision	1991-92	1992-93	July - Nov. 1993-94	Nov. 1993
Melbourne (SD)	2,206	2,918	1,237	232
Geelong (SSD)	100	159	98	8
Barwon (SD)	142	202	134	18
Western District (SD)	62	51	20	3
Ballarat (SSD)	33	81	14	7
Central Highlands (SD)	47	96	19	9
Wimmera (SD)	14	27	6	—
Mildura (SSD)	n.a.	n.a.	24	3
Mallee (SD)	18	31	35	6
Bendigo (SSD)	40	114	52	9
Loddon-Campaspe (SD)	59	145	66	15
Shepparton-Mooroopna (SSD)	32	42	18	—
Goulburn (SD)	73	89	45	10
Wodonga (SSD)	52	76	26	3
Ovens-Murray (SD)	82	103	28	3
East Gippsland (SD)	24	34	11	2
Latrobe Valley (SSD)	11	34	17	3
Gippsland (SD)	30	59	34	11
East Central (SD)	4	—	n.a.	n.a.
Victoria	2,761	3,755	1,635	309

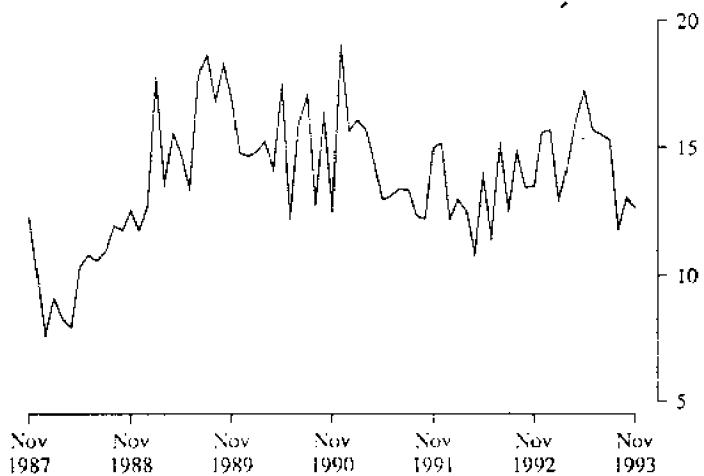
(a) Refer to paragraph 8 of the explanatory notes.

NUMBER OF NEW DUAL OCCUPANCY DWELLING UNITS APPROVED,
VICTORIA



Note: Refer to paragraph 8 of Explanatory Notes.

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



Note: Refer to paragraph 8 of Explanatory Notes.

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

Statistical local area	1991-92	1992-93	July - Nov. 1993-94	Nov. 1993
Altona (C)	52	84	33	10
Berwick (C)	82	99	29	7
Box Hill (C)	53	64	41	9
Brighton (C)	19	39	29	—
Broadmeadows (C)	88	82	40	10
Brunswick (C)	16	16	8	1
Bulla (S)	7	34	1	—
Camberwell (C)	53	128	46	3
Caulfield (C)	83	85	36	10
Cheisca (C)	31	26	21	6
Coburg (C)	7	14	7	—
Collingwood (C)	2	8	4	—
Cranbourne (S)	43	25	12	—
Croydon (C)	43	50	16	4
Dandenong (C)	25	44	12	1
Diamond Valley (S)	29	40	14	1
Doncaster and Templestowe (C)	85	109	60	13
Eltham (S)	38	70	26	2
Essendon (C)	41	66	11	3
Fitzroy (C)	—	5	—	—
Flinders (S)	6	2	4	—
Footscray (C)	24	12	8	2
Frankston (C)	35	66	25	2
Hastings (S)	8	19	4	1
Hawthorn (C)	10	11	7	1
Healesville (S)	1	2	—	—
Heidelberg (C)	47	67	25	2
Keilor (C)	99	104	61	16
Kew (C)	14	28	24	4
Knox (C)	32	50	22	4
Lilydale (S)	18	22	18	5
Malvern (C)	24	25	14	—
Melbourne (C)	—	10	3	—
Melton (S)	22	16	5	2
Moorabbin (C)	144	162	64	13
Mordialloc (C)	47	59	29	5
Mornington (S)	12	31	11	—
Northcote (C)	28	26	20	4
Nunawading (C)	136	146	48	13
Oakleigh (C)	47	55	34	12
Pakenham (S)	14	16	8	2
Port Melbourne (C)	—	6	4	—
Prahran (C)	10	28	3	—
Preston (C)	47	74	27	4
Richmond (C)	6	6	5	2
Ringwood (C)	53	81	24	—
St Kilda (C)	7	10	10	11
Sandringham (C)	42	54	33	3
Sherbrooke (S)	—	—	2	1
South Melbourne (C)	2	15	2	—
Springvale (C)	72	86	24	10
Sunshine (C)	85	105	21	—
Upper Yarra (S) Pt A	n.a.	n.a.	1	—
Waverley (C)	83	137	62	14
Werribee (C)	79	113	39	7
Whittlesea (C)	147	172	89	10
Williamstown (C)	4	12	11	2
Melbourne Statistical Division	2,206	2,918	1,237	232
Rest of Victoria	555	837	398	77
Total Victoria	2,761	3,755	1,635	309

(a) Refer to paragraph 8 of the explanatory notes.

EXPLANATORY NOTES

Introduction

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

- (a) permits issued by local government 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.

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

Scope and coverage

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

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

4. 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 (no change in cut-off limit for this category); and
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken interpreting data for specific classes of non-residential building.

Definitions

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

6. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential purposes. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation such as motels, hostels, and holiday apartments, are not defined as dwelling units.

The value of units of this type is included in the appropriate category of non-residential building approved.

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

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

8. Commencing with the March 1989 issue 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.

The number of dwelling units created by alterations and additions to existing buildings and through the construction of new non-residential buildings is not included in Tables 1 to 10, but is shown in the note following Table 1.

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

Building classification

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

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

12. *Functional classification of building - Dwelling Structure Classification (DSC).* From July 1992, an expanded functional classification of buildings based on the Dwelling Structure Classification (DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

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

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

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

General

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

Seasonal adjustment

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

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

16. Trend estimate dwelling approval statistics are shown in Table 3. The trend estimates (formerly referred to as smoothed seasonally adjusted series) have been derived by applying a 13-term Henderson-weighted moving average to the series.

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

Estimates at constant prices

18. The base year of constant price estimates of building approvals, contained in this issue has been changed from 1984-85 to 1989-90.

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

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

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

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

23. 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

24. Issues of this publication from November 1986 to June 1991 inclusive contain geographical division and nomenclature based on the *Australian Standard Geographical Classification* (ASGC) edition 3. The 'Off shore areas and migratory' category has been excluded from all tables.

25. Following a review of statistical geographic boundaries undertaken by the ABS, the Shires of Cranbourne, Healesville and Pakenham, each

formerly split into two Statistical Local Areas (SLAs), one in the Melbourne Statistical Division and one in the East Central Statistical Division, have each been amalgamated to one SLA, these being located fully in the Melbourne Statistical Division.

26. From 1 July 1991, the date of effect of these changes emanating from the review for building approval statistics, the only Local Government Area which is split into 2 SLAs, and transverses statistical division boundaries, is the Shire of Upper Yarra which is partly in the Melbourne Statistical Division and partly in the Gippsland Statistical Division.

27. The statistical subdivisions are not shown in Table 8. Table 9 shows those selected statistical subdivisions, which are identical to the statistical districts previously published.

28. The next edition of the ASGC, incorporating the changes outlined in paragraphs 25 and 26 of the explanatory notes, will be issued shortly.

Unpublished data and related publications

29. In some cases, the ABS can also make available information which is not published. This information may be made available in one or more of the following forms: microfiche, photocopy, data tape, computer printout, manually-extracted tabulation. Generally, a charge is made for providing unpublished information.

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

Building Approvals, Australia (8731.0) (monthly)
(\$13.30)

Building Approvals, Victoria - Small Area Summary
(8733.2) (annual) (\$8.20)

Dwelling Unit Commencements Reported by Approving Authorities, Victoria (8741.2) (monthly) (\$10.70)

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) (quarterly)
(\$10.70)

Building Activity, Australia (8752.0) (quarterly)
(\$14.30)

Building Activity, Victoria (8752.2) (quarterly)
(\$10.70)

Building, Victoria - (8710.2) (P.O.A.)

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

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STUART JACKSON
Deputy Commonwealth Statistician



MELBOURNE STATISTICAL DIVISION

Statistical Local Areas

As at September 1992

City (C) Shire (S)





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