

VICTORIAN LOCAL GOVERNMENT RATING STUDY

MADE BY THE LAND VALUES RESEARCH GROUP

Precis

Earlier studies made in Victoria and other States have shown that where municipal councils use their optional powers to base council rates on the Unimproved (Site) Value of the land alone and un-tax owners' dwellings and other improvements this proves an effective incentive to stimulate building construction, trade and unemployment opportunities tied with it.

The object of the study was to establish whether and in what proportions private enterprise dwelling construction has been stimulated in the metropolitan and rural statistical divisions and in the individual councils within them following this incentive practice, between the dwelling census of 30th June, 1976 and the previous one of 30th June, 1971.

The means used to test performance was to compare the growth or decline in the total numbers of dwellings between one census and the next. The comparisons were made between the groups of councils rating Site Values and those rating the Net Annual Values of land -- plus-owners' -- improvements.

A new element -- not included in previous studies but introduced in this one -- has been to deduct from the total increase in dwellings between census periods, that part contributed by Government building through the Victorian Housing Commission. The major part then left is the net contribution of new dwellings by private enterprise builders. The separation of the two components is important to test the stimulus of un-taxed dwellings since the owners of the privately built ones pay the rates directly. In the case of Housing Commission-built-and-owned dwellings the rates are paid by the tenants in their rents to the Commission. The source of Housing Commission statistics has been the Commission's Annual Reports showing total completions as at 30th June, 1976 and 30th June, 1971 respectively for individual councils. The difference between the totals at the two dates is the Housing Commission content in the total dwelling construction between the censuses.

Conclusions

The conclusions from the study are that in councils rating on the unimproved land value (Site Value) and un-taxing owners' improvements, dwelling construction by private enterprise has been substantially stimulated, whereas dwelling construction and demand for products linked with it are curtailed in councils where buildings are subjected to local taxes. It follows that trading prospects and employment opportunities, which are closely tied to private enterprise building, are substantially better in councils which rate the Site Value only and not buildings as occurs under the Net Annual Value basis. Examination of the more detailed information in the following tables shows that this conclusion is warranted both for the Metropolitan and Country areas. It is seen that the 27 Melbourne cities rating Site Value showed an average inter-census growth rate of 12.89 per cent. This is more than four times the growth rate of the 15 Melbourne cities rating the value of improvements their average growth rate being only 2.82 per cent. These include most of the oldest suburbs with blighted pockets which persist despite the remedial activities of the Victorian Housing Commission. It is significant that 8 of the 15 cities in this category showed an overall decline in the total number of dwellings between the two censuses, whereas only two showed decreases in the majority grouping rating Site Value. Decreases may occur with change of zoning for industrial or commercial purposes at the expense of housing, as well as by decay pending rebuilding.

From the following table, summarising the results of the study for the 12 statistical divisions into which the State is divided, it will be seen that in only two of them had group (B) rating on Net Annual Value a higher average growth rate than the corresponding group (A) rating Site Value. Those two are 07 Loddon-Campaspe Division and 12 East Central Division. The first has gained from extension to the perimeter councils bordering Bendigo City, marked by the sign Ø on Table 07. The latter contains three shires only, all of which have been riddled with land speculation for many years, with vacant land holdings outnumbering built ones at least twice over.

For the whole State the average growth rate for the Site Value rating group (A) was 15.19 per cent compared with 10.90 per cent for the N.A.V. rating group (B).

The local level of building construction is of vital concern to all councils. The message is clear from this study that ratepayers are more willing to build or improve their properties when they know it will not cost them more in rates for doing so. This applies equally to rates levied by separate water and sewerage authorities as for council rates.

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SUMMARY FOR STATISTICAL DIVISIONS

The average percentage growth in dwellings built by private enterprise is summarised below for all Statistical Divisions in Victoria according to the local government rating basis in use. Details for the local councils within the Divisions are given in the following tables.

Statistical Division	Councils rating on Site Values		(B) Councils rating on Net Annual Values	
	Nos.	Growth %	Nos.	Growth %
<u>01 Melbourne Metro Division</u>				
Cities	(27)	12.89	(15)	2.82
Shires	(4)	55.37	(10)	40.16
<u>02 Barwon Division</u>				
All councils	(2)	17.08	(12)	12.16
<u>03 South Western Division</u>				
All councils	(2)	8.64	(15)	4.99
<u>04 Central Highlands Division</u>				
All councils	(2)	16.25	(14)	14.98
<u>05 Wimmera Division</u>				
All councils	(2)	7.00	(12)	- 1.75
<u>06 Northern Mallee Division</u>				
All councils	(4)	3.71	(4)	2.50
<u>07 Loddon-Campaspe Division</u>				
All councils	(5)	9.18	(22)	12.75
<u>08 Goulburn Division</u>				
All councils	(3)	21.05	(18)	7.98
<u>09 North Eastern Division</u>				
All councils	(3)	12.55	(10)	9.15
<u>10 East Gippsland Division</u>				
All councils	(3)	17.50	(6)	13.77
<u>11 Central Gippsland Division</u>				
All councils	(4)	12.33	(8)	7.68
<u>12 East Central Division</u>				
All councils	(1)	12.69	(3)	33.97
Whole State	(62)	15.19	(149)	10.90

The percentage growth figures shown above and in the Divisional comparisons are obtained by averaging the growth percentages shown for the individual councils in the final column (7) of the Divisional tables. If based only on the total dwellings shown under columns (2) and (6) the results could be distorted by the dominance of a few large ones among a lot of smaller councils growing at greatly different rates.

(A) COUNCILS RATING SITE VALUES(U.C.V)

TOTAL DWELLINGS -- Change between censuses

Council	June 1976	June 1971	Total dwelling increase	Less built by Housing Commission	= Built by private enterprise	
	(2)	(3)	(4)	(5)	Nos. (6)	Growth % (7)
01 MELBOURNE STATISTICAL DIVISION						
<u>CITIES</u>						
BOX HILL (C)	17,280	16,298	+ 982	0	= + 982	+ 6.03
BRUNSWICK (C)	17,606	16,752	+ 854	- 243	= + 611	+ 3.64
BROADMEADOWS (C)	29,689	24,811	+ 4,878	- 1,099	= + 3,779	+ 15.23
CAMBERWELL (C)	33,485	33,202	+ 283	0	= + 283	+ 0.85
* CAULFIELD (C)	31,932	31,289	+ 643	- 10	= + 633	+ 2.02
CHELSEA (C)	9,590	8,706	+ 884	- 40	= + 844	+ 9.69
COBURG (C)	19,471	19,588	- 117	0	= - 117	- 0.59
CROYDON (C)	10,172	8,166	+ 2,006	0	= + 2,006	+ 24.56
DANDENONG (C)	15,198	11,562	+ 3,636	- 90	= + 3,546	+ 30.67
DONCASTER-TEMPLESTOWE	22,918	17,720	+ 5,198	0	= + 5,198	+ 29.33
ESSENDON (C)	19,288	19,231	+ 57	- 50	= + 7	+ 0.04
FRANKSTON (C)	23,298	17,872	+ 5,426	- 230	= + 5,196	+ 29.07
HEIDELBERG (C)	20,737	19,128	+ 1,609	- 30	= + 1,579	+ 8.25
KEILOR (C)	19,959	14,681	+ 5,278	- 56	= + 5,222	+ 35.56
KEW (C)	10,706	10,306	+ 400	0	= + 400	+ 3.88
KNOX (C)	22,166	15,961	+ 6,205	- 49	= + 6,156	+ 38.57
MALVERN (C)	18,547	18,372	+ 175	0	= + 175	+ 0.95
MOORABBIN (C)	34,414	32,474	+ 1,940	0	= + 1,940	+ 5.97
MORDIALLOC (C)	11,082	10,098	+ 984	- 18	= + 966	+ 9.56
NUNAWADING (C)	28,793	25,611	+ 3,182	0	= + 3,182	+ 12.42
OAKLEIGH (C)	17,056	16,169	+ 887	0	= + 887	+ 5.48
PRESTON (C)	26,988	25,338	+ 1,650	- 27	= + 1,623	+ 6.40
RINGWOOD (C)	11,746	9,978	+ 1,768	0	= + 1,768	+ 17.72
SANDRINGHAM (C)	12,111	11,771	+ 340	0	= + 340	+ 2.89
SOUTH MELBOURNE	9,014	9,656	- 642	- 67	= - 709	- 7.34
SPRINGVALE	21,635	16,307	+ 5,328	- 350	= + 4,978	+ 30.52
WAVERLEY	33,108	26,130	+ 6,978	0	= + 6,978	+ 26.70
Totals	547,989	487,177	+ 60,812	- 2,359	= + 58,453	+ 12.89

* Uses a composite rate 50% on S.V. and 50% on N.A.V.

(A) COUNCILS RATING SITE VALUES(U.C.V)TOTAL DWELLINGS -- Change between censuses

Council (1)	June 1976 (2)	June 1971 (3)	Total dwelling increase (4)	Less built by Housing Commission (5)	= Built by private enterprise	
					Nos. (6)	Growth % (7)
<u>01 MELBOURNE STATISTICAL DIVISION</u>						
<u>SHIRES</u>						
DIAMOND VALLEY	12,678	9,611	+ 3,067	- 131	= + 2,936	+ 30.55
ELTHAM	8,757	7,048	+ 1,709	0	= + 1,709	+ 24.24
MELTON	4,060	1,685	+ 2,375	0	= + 2,375	+ 140.94
SHERBROOKE	9,261	7,338	+ 1,923	- 33	= + 1,890	+ 25.76
Totals	34,756	25,682	+ 9,074	- 164	+ 8,910	+ 55.39
Grand Total	582,745	512,859	+ 69,886	- 2,523	+ 67,363	+ 18.37

COMMON NOTES FOR ALL TABLES

1. Sources of census figures are Australian Bureau of Census Publication (Catalogue No. 2402.0) Table 6, Total dwellings.
2. The source of Housing Commission statistics has been the Commission's Annual Reports showing total completions as at 30th June, 1976 and 30th June, 1971 respectively for individual councils. The difference between the totals at the two dates is the Housing Commission content in the total dwelling construction between the censuses.
3. The percentage growth figures shown in column (7) of the Divisional comparisons are obtained by averaging the growth percentages shown for the individual councils in the final column (7) of the Divisional tables. If based only on the total dwellings shown under columns (2) and (6) the results could be distorted by the dominance of a few large ones among a lot of smaller councils growing at greatly different rates within the same division.

(B) COUNCILS RATING ANNUAL VALUES (N.A.V)

7.

TOTAL DWELLINGS -- Change between censuses

Council	June 1976	June 1971	Total dwelling increase	Less built by Housing Commission	= Built by private enterprise	
	(2)	(3)	(4)	(5)	Nos. (6)	Growth % (7)
01 MELBOURNE STATISTICAL DIVISION						
<u>CITIES</u>						
ALTONA	8,697	7,928	+ 769	- 0	+ 769	+ 9.69
BERWICK	7,210	5,170	+ 2,040	- 254	+ 1,786	+ 34.54
BRIGHTON	13,842	13,743	+ 99	- 0	+ 99	+ 0.72
COLLINGWOOD	6,272	6,576	- 304	- 207	- 511	- 7.77
FITZROY	7,815	8,152	- 337	- 224	- 561	- 6.88
FOOTSCRAY	19,137	18,223	+ 914	- 205	+ 709	+ 3.89
HAWTHORN	15,075	15,451	- 376	- 40	- 416	- 2.69
MELBOURNE	23,832	24,990	- 1,158	- 145	- 1,303	- 5.21
NORTHCOTE	20,679	19,759	+ 920	- 35	+ 885	+ 4.48
PORT MELBOURNE	3,363	3,497	- 134	- 0	- 134	- 3.83
PRAHRAN	24,431	24,525	- 94	- 481	- 575	- 2.34
RICHMOND	10,424	9,894	+ 530	- 1,020	- 490	- 4.95
ST. KILDA	27,216	27,596	- 380	- 0	- 380	- 1.38
SUNSHINE	25,567	20,174	+ 5,393	- 974	+ 4,419	+ 21.90
WILLIAMSTOWN	9,700	9,361	+ 339	- 145	+ 194	+ 2.07
Totals	223,260	215,039	8,221	- 3,730	= + 4,491	2.82
<u>SHIRES</u>						
BULLA	3,604	2,003	1,601	0	1,601	79.93
CRANBOURNE	7,828	5,046	2,782	- 323	2,459	48.73
FLINDERS	18,729	14,295	4,434	0	4,434	31.01
HASTINGS	4,831	3,495	1,336	- 249	1,087	31.10
HEALESVILLE	2,665	2,225	440	- 11	429	19.28
LILYDALE	15,711	11,030	4,681	0	4,681	42.43
MORNINGTON	8,002	5,721	2,281	- 385	1,896	33.14
PAKENHAM	5,006	4,169	837	0	837	20.08
WERRIBEE	8,661	6,301	2,360	0	2,360	37.45
WHITTLESEA	13,114	8,268	4,846	- 11	4,835	58.47
Totals	88,151	62,553	25,598	- 979	= 24,619	40.16
Grand Total	311,411	277,592	33,819	- 4,709	= 29,110	10.49

TOTAL DWELLINGS -- Change between censuses

Council and Rating Basis (1)	June 1976 (2)	June 1971 (3)	Total dwelling increase (4)	Less built by Housing Commission (5)	= Built by private enterprise	
					Nos. (6)	Growth % (7)
02 BARWON STATISTICAL DIVISION						
(A) Councils rating Site Values						
Ø NEWTOWN (C)	3,994	3,780	+ 214	0	+ 214	+ 5.66
Ø SOUTH BARWON (C)	11,302	8,795	+ 2,507	0	+ 2,507	+ 28.50
Totals	15,296	12,575	+ 2,721	0	+ 2,721	+ 17.08
(B) Councils rating N.A. Values						
Ø BANNOCKBURN (S)	795	695	+ 100	0	+ 100	+ 14.38
Ø BARRABOOL (S)	3,360	2,509	+ 851	- 8	+ 843	+ 33.59
Ø BELLARINE (S)	10,129	7,364	+ 2,765	- 218	+ 2,547	+ 34.58
Ø CORIO (S)	13,420	10,591	+ 2,829	- 617	+ 2,212	+ 20.88
Ø GEELONG (C)	5,679	5,744	- 65	- 16	- 81	- 1.41
Ø GEELONG WEST (C)	6,158	5,851	+ 307	- 20	+ 287	+ 4.90
COLAC (C)	3,206	3,023	+ 183	- 27	+ 156	+ 5.16
COLAC (S)	1,978	1,952	+ 26	0	+ 26	+ 1.33
LEIGH (S)	407	381	+ 26	0	+ 26	+ 6.82
OTWAY (S)	1,919	1,699	+ 220	0	+ 220	+ 12.94
QUEENSCLIFFE (B)	1,658	1,656	+ 2	0	+ 2	+ 0.12
WINCHELSEA (S)	2,023	1,795	+ 228	0	+ 228	+ 12.70
Totals	50,732	43,260	+ 7,472	- 906	+ 5,566	+ 12.16

(C) means City (B) means Borough (T) means Town (S) means Shire

Ø Bordering Geelong City

TOTAL DWELLINGS -- Change between censuses

Council and Rating Basis (1)	June 1976 (2)	June 1971 (3)	Total dwelling increase (4)	Less built by Housing Commission (5)	= Built by private enterprise	
					Nos. (6)	Growth % (7)
03 SOUTH WESTERN STATISTICAL DIVISION						
(A) Councils rating Site Values						
HAMILTON (C)	3,129	2,916	+ 213	- 59	+ 154	+ 5.28
WARRNAMBOOL (C)	6,350	5,528	+ 822	- 159	+ 663	+ 11.99
Totals	9,479	8,444	1,035	- 218	+ 817	+ 8.64
(B) Councils rating N.A.V.						
BELFAST (S)	479	471	+ 8	- 0	+ 8	+ 1.70
CAMPERDOWN (T)	1,230	1,149	+ 81	- 21	+ 60	+ 5.22
DUNDAS (S)	1,150	1,177	- 27	- 0	- 27	- 2.29
GLENELG (S)	1,721	1,739	- 18	- 0	- 18	- 1.04
HAMPDEN (S)	2,571	2,340	+ 231	- 13	+ 218	+ 9.32
HEYTESBURY (S)	2,488	2,339	+ 149	- 21	+ 128	+ 5.42
KOROIT (B)	413	391	+ 22	- 3	+ 19	+ 4.85
MINHAMITE (S)	744	768	- 24	- 0	- 24	- 3.13
MORTLAKE (S)	1,295	1,228	+ 67	- 0	+ 67	+ 5.46
MOUNT ROUSE (S)	915	920	- 5	- 5	- 10	- 0.54
PORT FAIRY (B)	1,012	880	+ 132	- 20	+ 112	+ 12.73
PORTLAND (T)	2,914	2,607	+ 307	- 88	+ 219	+ 8.40
PORTLAND (S)	2,178	2,051	+ 127	- 8	+ 119	+ 5.80
WANNON (S)	1,228	1,211	+ 17	- 0	+ 17	+ 1.40
WARRNAMBOOL (S)	2,159	1,986	+ 173	- 0	+ 173	+ 8.71
Totals	22,497	21,257	+ 1,240	- 179	+ 1,061	+ 4.99

(C) means City (B) means Borough (S) means Shire

TOTAL DWELLINGS -- Change between censuses

Council and Rating Basis (1)	June 1976 (2)	June 1971 (3)	Total dwelling increase (4)	Less built by Housing Commission (5)	= Built by private enterprise	
					Nos. (6)	Growth % (7)
04 CENTRAL HIGHLANDS STATISTICAL DIVISION						
(A) Councils rating Site Values						
ARARAT (C)	2,437	2,320	+ 117	- 20	+ 97	+ 4.18
Ø BUNINYONG (S)	1,835	1,430	+ 405	- 0	+ 405	+ 28.32
Totals	4,272	3,750	+ 522	- 20	+ 502	+ 16.25
(B) Councils Rating N.A.V.						
ARARAT (S)	1,445	1,352	+ 93	- 5	+ 88	+ 6.51
AVOCA (S)	723	695	+ 28	- 4	+ 24	+ 3.45
BACCHUS MARSH (S)	1,937	1,462	+ 475	- 143	+ 332	+ 22.71
BALLAN (S)	1,023	951	+ 72	- 0	+ 72	+ 7.57
BALLARAT (C)	12,806	12,359	+ 447	- 221	+ 226	+ 1.83
Ø BALLARAT (S)	4,869	3,702	+ 1,167	- 0	+ 1,167	+ 31.52
Ø BUNGAREE (S)	948	681	+ 267	- 0	+ 267	+ 39.20
CRESWICK (S)	1,296	1,154	+ 142	- 12	+ 130	+ 11.27
DAYLESFORD & GLENLYON (S)	1,935	1,961	- 26	- 0	- 26	- 1.33
Ø GRENVILLE (S)	942	620	+ 322	- 0	+ 322	+ 51.94
LEXTON (S)	404	389	+ 15	- 0	+ 15	+ 3.86
RIPON (S)	1,149	1,112	+ 37	- 0	+ 37	+ 3.33
Ø SEBASTOPOL (B)	1,763	1,407	+ 356	- 63	+ 293	+ 20.82
TALBOT & CLUNES (S)	596	557	+ 39	- 0	+ 39	+ 7.00
Totals	31,836	28,402	+ 3,434	- 448	+ 2,986	+ 14.98

(C) means City (B) means Borough (S) means Shire

Ø Bordering Ballarat City

TOTAL DWELLINGS -- Change between censuses

Council and Rating Basis	June 1976	June 1971	Total dwelling increase	Less built by Housing Commission	= Built by private enterprise	
	(2)	(3)	(4)	(5)	Nos. (6)	Growth % (7)

05 WIMMERA STATISTICAL DIVISION

(A) Councils rating Site Values

STAWELL (T)	2,093	1,960	+ 133	- 25	+ 108	+ 5.51
HORSHAM (C)	3,840	3,468	+ 372	- 78	+ 294	+ 8.48
Totals	5,933	5,428	+ 505	- 103	+ 402	+ 7.00

(B) Councils Rating N.A.V.

ARAPILES (S)	605	625	- 20	- 0	- 20	- 3.20
BIRCHIP (S)	490	517	- 27	- 0	- 27	- 5.22
DIMBOOLA (S)	1,730	1,705	+ 25	- 0	+ 25	+ 1.47
DONALD (S)	884	831	+ 53	- 14	+ 39	+ 4.69
DUNMUNKLE (S)	1,130	1,174	- 44	- 5	- 49	- 4.17
KANIVA (S)	700	724	- 24	- 7	- 31	- 4.28
KARKAROOC (S)	1,114	1,158	- 44	- 9	- 53	- 4.58
KOWREE (S)	1,514	1,572	- 58	- 3	- 61	- 3.88
LOWAN (S)	1,202	1,262	- 60	- 5	- 65	- 5.15
STAWELL (S)	838	803	+ 35	- 0	+ 35	+ 4.36
WARRACKNABEAL (S)	1,438	1,483	- 45	- 0	- 45	- 3.03
WIMMERA (S)	928	910	+ 18	- 0	+ 18	+ 1.98
Totals	12,573	12,764	- 191	- 43	- 234	- 1.75

(C) means City (T) means Town (S) means Shire

TOTAL DWELLINGS -- Change between censuses

Council and Rating Basis	June 1976	June 1971	Total dwelling increase	Less built by Housing Commission	= Built by private enterprise	Growth				
(1)	(2)	(3)	(4)	(5)	Nos. (6)	(7)				
06 NORTHERN MALIIE STATISTICAL DIVISION										
(A) Councils rating Site Values										
KERANG (B)	1,345	1,272	+	73	-	13	+	60	+	4.72
KERANG (S)	1,384	1,488	-	104	-	0	-	104	-	6.99
MILDURA (C)	4,750	4,338	+	412	-	89	+	323	+	7.45
SWAN HILL (C)	2,570	2,292	+	278	-	57	+	221	+	9.64
Totals	10,049	9,390	+	659	-	159	+	500	+	3.71
(B) Councils rating N.A.Value										
MILDURA (S)	5,103	4,625	+	478	-	43	+	435	+	9.40
SWAN HILL (S)	3,703	3,492	+	211	-	38	+	173	+	4.95
WALPEUP (S)	1,153	1,182	-	29	-	0	-	29	-	2.45
WYCHEPROOF (S)	1,282	1,299	-	17	-	8	-	25	-	1.92
Totals	11,241	10,598	+	643	-	89	+	554	+	2.50

(C) means City (B) means Borough (S) means Shire

TOTAL DWELLINGS -- Change between censuses

Council and Rating Basis	June 1976	June 1971	Total dwelling increase	Less built by Housing Commission	= Built by private enterprise	
					Nos.	Growth %
(1)	(2)	(3)	(4)	(5)	(6)	(7)

07 LODDON - CAMPASPE STATISTICAL DIVISION

(A) Councils rating Site Values

CASTLEMAINE (C)	2,451	2,320	+ 131	- 20	+ 111	+ 4.78
COHUNA (S)	1,444	1,364	+ 80	- 18	+ 62	+ 4.55
ECHUCA (C)	2,547	2,278	+ 269	- 49	+ 220	+ 9.66
McIVOR (S)	797	654	+ 143	- 0	+ 143	+ 21.87
MARYBOROUGH (C)	2,648	2,504	+ 144	- 17	+ 127	+ 5.07
Totals	9,887	9,120	+ 767	- 104	+ 663	+ 9.18

(B) Councils rating N.A. Values

Ø BENDIGO (C)	11,048	10,301	+ 747	- 224	+ 523	+ 5.08
BET BET (S)	702	639	+ 63	- 0	+ 63	+ 9.86
CHARLTON (S)	706	703	+ 3	- 4	- 1	- 0.14
Ø EAGLEHAWK (B)	2,075	1,729	+ 346	- 95	+ 251	+ 14.52
EAST LODDON (S)	498	497	+ 1	- 0	+ 1	+ 0.20
GISBORNE (S)	1,710	1,066	+ 644	- 5	+ 639	+ 59.94
GORDON (S)	955	957	- 2	- 9	- 11	- 1.15
Ø HUNTLY (S)	799	713	+ 86	- 5	+ 81	+ 11.36
KARA KARA (S)	381	362	+ 19	- 0	+ 19	+ 5.25
KORONG (S)	1,165	1,184	- 19	- 9	- 28	- 2.36
KYNETON (S)	2,367	2,122	+ 245	- 11	+ 234	+ 11.03
MALDON (S)	811	742	+ 69	- 0	+ 69	+ 9.30
Ø MARONG (S)	2,488	2,067	+ 421	- 7	+ 414	+ 20.03
METCALFE (S)	844	781	+ 63	- 0	+ 63	+ 8.07
NEWHAM & WOODEND (S)	955	757	+ 198	- 0	+ 198	+ 26.16
NEWSTEAD (S)	749	673	+ 76	- 0	+ 76	+ 11.29
PYALONG (S)	192	155	+ 37	- 0	+ 37	+ 23.87
ROCHESTER (S)	2,438	2,321	+ 117	- 19	+ 98	+ 4.22
ROMSEY (S)	1,170	939	+ 231	- 0	+ 231	+ 24.60
ST. ARNAUD (T)	960	939	+ 21	- 5	+ 16	+ 1.70
Ø STRATHFIELDSAYE (S)	3,005	2,156	+ 849	- 0	+ 849	+ 39.38
TULLAROOP (S)	486	431	+ 55	- 0	+ 55	+ 12.76
Totals	36,504	32,234	+ 4,270	- 393	+ 3,877	+ 12.75

(C) means City (B) means Borough (T) means Town (S) means Shire

Ø Bordering Bendigo City

TOTAL DWELLINGS -- Change between censuses

Council and Rating Basis	June 1976	June 1971	Total dwelling increase	Less built by Housing Commission	= Built by private enterprise	
	(2)	(3)	(4)	(5)	Nos. (6)	Growth % (7)
08 GOULBURN STATISTICAL DIVISION						
(A) Councils rating Site Values						
BENALLA (C)	2,753	2,537	+ 216	- 38	+ 178	+ 7.02
KILMORE (S)	1,134	791	+ 343	- 5	+ 338	+ 42.73
YEA (S)	1,391	1,223	+ 168	- 4	+ 164	+ 13.41
Totals	5,278	4,551	+ 727	- 47	680	+ 21.05
(B) Councils rating N.A.V.						
ALEXANDRA (S)	2,350	1,833	+ 517	- 6	+ 511	+ 27.88
BENALLA (S)	1,120	1,029	+ 91	- 0	+ 91	+ 8.84
BROADFORD (S)	753	631	+ 122	- 13	+ 109	+ 17.27
COBRAM (S)	1,674	1,524	+ 150	- 51	+ 99	+ 6.50
DEAKIN (S)	1,638	1,618	+ 20	- 0	+ 20	+ 1.24
EUROA (S)	1,575	1,484	+ 91	- 6	+ 85	+ 5.73
GOULBURN (S)	817	740	+ 77	- 26	+ 51	+ 6.89
KYABRAM (T)	1,639	1,489	+ 150	- 17	+ 133	+ 8.93
MANSFIELD (S)	2,545	2,078	+ 467	- 12	+ 455	+ 21.90
NATHALIA (S)	990	959	+ 31	- 6	+ 25	+ 2.61
NUMURKAH (S)	1,776	1,707	+ 69	- 9	+ 60	+ 3.51
RODNEY (S)	3,941	3,466	+ 475	- 183	+ 292	+ 8.42
SEYMOUR (S)	2,985	2,839	+ 146	- 71	+ 75	+ 2.64
SHEPPARTON (C)	6,747	5,733	+ 1,014	- 377	+ 637	+ 11.11
SHEPPARTON (S)	1,774	1,639	+ 135	- 0	+ 135	+ 8.24
TUNGAMAH (S)	823	829	- 6	- 0	- 6	- 0.72
VIOLET TOWN (S)	439	434	+ 5	- 0	+ 5	+ 1.15
WARANCA (S)	1,388	1,346	+ 42	- 21	+ 21	+ 1.56
Totals	34,974	31,378	+ 3,596	- 798	2,798	+ 7.98

(C) means City (T) means Town (S) means Shire

TOTAL DWELLINGS -- Change between censuses

Council and Rating Basis	June 1976	June 1971	Total dwelling increase	Less built by Housing Commission	= Built by private enterprise	
	(1)	(2)	(3)	(4)	Nos. (5)	Growth % (6)

09 NORTH EASTERN STATISTICAL DIVISION

(A) Councils rating Site Values

WANGARATTA (C)	5,204	4,702	+ 502	- 132	370	+ 7.86
WODONGA (C)	4,593	3,464	+ 1,129	- 390	739	+ 21.33
TALLANGATTA (S)	1,434	1,309	+ 125	- 14	111	+ 8.48
Totals	11,231	9,475	1,756	- 536	1,220	12.55

(B) Councils rating N.A.V.

BEECHWORTH (S)	1,310	1,143	+ 167	- 3	164	+ 14.34
CHILTERN (S)	514	485	+ 29	- 13	16	+ 3.29
BRIGHT (S)	2,074	1,796	+ 278	- 13	265	+ 14.75
MYRTLEFORD (S)	1,339	1,261	+ 78	- 43	35	+ 2.77
OXLEY (S)	1,678	1,635	+ 43	- 0	43	+ 2.62
RUTHERGLEN (S)	918	845	+ 73	- 8	65	+ 7.69
UPPER MURRAY (S)	921	849	+ 72	- 0	72	+ 8.48
WANGARATTA (S)	691	577	+ 114	- 0	114	+ 19.76
YACKANDANDAH (S)	979	920	+ 59	- 0	59	+ 6.41
YARRAWONGA (S)	1,433	1,240	+ 193	- 52	141	+ 11.37
Totals	11,857	10,751	1,106	- 122	984	9.15

(C) means City (S) means Shire

TOTAL DWELLINGS -- Change between censuses

Council and Rating Basis	June 30 1976	June 30 1971	Total dwelling increase	Less built by Housing Commission	= Built by private enterprise	
	(2)	(3)	(4)	(5)	Nos. (6)	Growth % (7)

10 EAST GIPPSLAND STATISTICAL DIVISION

(A) Councils rating Site Values

ORBOST (S)	2,364	2,073	+ 291	- 19	+ 272	+ 13.12
* ROSEDALE (S)	2,331	1,933	+ 398	- 5	+ 393	+ 20.33
SALE (C)	3,838	3,095	+ 743	- 153	+ 590	+ 19.06
Totals	8,533	7,101	+ 1,432	- 177	+ 1,255	+ 17.50

(B) Councils rating N.A.V.

AVON (S)	976	842	+ 134	- 5	+ 129	+ 15.32
BAIRNSDALE (T)	3,005	2,729	+ 276	- 57	+ 219	+ 8.02
BAIRNSDALE (S)	1,891	1,558	+ 333	- 0	+ 333	+ 21.37
MAFFRA (S)	2,975	2,610	+ 365	- 61	+ 304	+ 11.64
OMEO (S)	692	595	+ 97	- 0	+ 97	+ 16.30
TAMBO (S)	2,639	2,392	+ 247	- 8	+ 239	+ 9.99
Totals	12,178	10,726	+ 1,452	- 131	+ 1,321	+ 13.77

*Part (A) Page 31 + Part (B) Page 32 of ABS Census Catalogue No. 2402.0

11 CENTRAL GIPPSLAND STATISTICAL DIVISION

(A) Councils rating Site Values

KORUMBURRA (S)	2,275	2,199	+ 76	- 14	+ 62	+ 2.82
MOE (C)	4,755	4,460	+ 295	- 36	+ 259	+ 5.81
TRARALGON (C)	4,659	4,125	+ 534	- 30	+ 504	+ 12.22
TRARALGON (S)	465	362	+ 103	- 0	+ 103	+ 28.45
Totals	12,154	11,146	+ 1,008	- 80	+ 928	+ 8.33

Cont/....

TOTAL DWELLINGS -- Change between censuses

Council and Rating Basis (1)	June 30 1976 (2)	June 30 1971 (3)	Total dwelling increase (4)	Less built by Housing Commission (5)	= Built by private enterprise Nos. Growth % (6) (7)	
11 CENTRAL GIPPSLAND STATISTICAL DIVISION Cont/..						
(B) Councils rating N.A.V.						
ALBERTON (S)	2,119	1,949	+ 170	- 33	+ 137	+ 7.03
BULN BULN (S)	2,858	2,637	+ 221	- 5	+ 216	+ 8.19
MIRBOO (S)	621	616	+ 5	- 10	- 5	- .81
MORWELL (S)	6,769	6,150	+ 619	- 207	+ 412	+ 6.70
NARRACAN (S)	2,846	2,649	+ 197	- 10	+ 187	+ 7.06
SOUTH GIPPSLAND (S)	2,091	1,965	+ 126	- 6	+ 120	+ 6.10
WARRAGUL (S)	3,307	2,982	+ 325	- 25	+ 300	+ 10.06
WOORAYL (S)	4,177	3,604	+ 573	- 16	+ 557	+ 15.45
Totals	24,788	22,552	+ 2,236	- 312	+ 1,924	+ 7.68

12 EAST CENTRAL STATISTICAL DIVISION

(A) Councils rating Site Values

WONTHAGGI (B)	1,751	1,544	+ 207	- 11	196	+ 12.69
Totals	1,751	1,544	207	- 11	196	+ 12.69

(B) Councils rating N.A.V.

BASS (S)	1,980	1,626	+ 354	- 0	354	+ 21.77
PHILLIP ISLAND (S)	2,986	2,011	+ 975	- 15	960	+ 47.74
UPPER YARRA (S)	3,141	2,372	+ 769	- 0	769	+ 32.41
Totals	8,107	6,009	2,098	- 15	2,083	+ 33.97

The whole of Shires of Cranbourne, Healesville, Pakenham from Page 32 of ABS are included with the metropolitan parts on Page 26.