CENSUS OF LAND USE AND EMPLOYMENT

Definitions

CITY OF MELBOURNE

Contents

1. ANZSIC classification

Australian and New Zealand Standard Industrial Classification (ANZSIC) provides a framework for organising data about businesses by enabling grouping of business units carrying out similar productive activities, with each resultant group referred to as an industry. ANZSIC has been developed by the Australian Bureau of Statistics (ABS)[1].

There are 4 levels of ANZSIC categories, from 1-digit (broad) through to 4-digit (detailed). View list[2].

Each establishment is assigned to an ANZSIC based on its predominant activity.

See also: Industry.

2. Apartments

See: Dwellings

3. Block number

The Census area is divided into city blocks, each of which is identified by a unique block number. Blocks are primarily defined by major roads. There are around 606 blocks in the City of Melbourne. View block maps[3].

See also: Small area

4. Building

A building is defined as a structure that contains floors and establishments. In most cases, a building is clearly separated (physically) from neighbouring structures, however in certain instances more than one distinct structure may be reported as a single building in CLUE (e.g. Where the structures are linked by a walkway or underground car park, or where the distinct structures are occupied by a common establishment).

5. Building condition code

Office buildings have been classified by a building condition. The surveyors seek to evaluate the building grades of office property on the basis of criteria published by the Property Council of Australia (PCA)[4]. While the Census may use criteria similar to those used by the PCA, our classification of any particular building may differ.

6. Built space

All space excluding use codes 'J2','J3','J4','M2','M4','N2','P5','TS'.

7. Business

See: Establishment

8. Business history

Commencing in 2010, we collect information on the length of time each business has been operating from its current premises and, if it has moved there from another premises, the postcode of its previous premises.

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[1] http://abs.gov.au/
[2] http://www.ausstats.abs.gov.au/ausstats/subscriber.nsf/0/A8CF900440465BDBCA257122001ABA2D/$File/1292.0.55.002_anzsic%202020 06%20-%20codes%20and%20titles.xls
[3] http://www.melbourne.vic.gov.au/about-melbourne/research-and-statistics/city-economy/census-land-use-employment/pages/clue-small-area-and-block-maps.aspx
[4] http://www.propertycouncil.com.au/

9. Capacity measures

For certain venues, it is useful to measure capacity in a way other than square metres of floor space. For example, car parking spaces are a better measure of the availability of car parking than the total car parking area. Specific capacity measures are collected for 23 venues as part of CLUE:

Type of venue	Capacity measure
Amusement centre	Machines
Bar/tavern/pub	Persons
Café/restaurant/bistro	Seats – indoor Seats – outdoor
Child care centre	Places
Cinema	Screens
Commercial accommodation – hotel/motel	Rooms
Conferences and meetings	Seats
Co-working spaces	Desks
Educational institution	Students
Food court	Seats – indoor Seats – outdoor
Gaming	Gaming machines
Hospital/clinic	Beds
Hostel/backpacker accommodation	Beds
House/townhouse	Dwellings
Institutional accommodation	Beds
Internet Cafe	Computer screens
Nightclub	Persons
Parking	Car spaces
Residential apartment	Dwellings
Serviced apartment	Dwellings
Student accommodation	Beds
Student apartments	Dwellings
Theatre/concert hall/stadium	Seats

10. Car parking

The number of off-street car parking spaces per property is recorded in CLUE. Car parking can be classified as:

- Commercial: Car parking in a publicly accessible, paid parking facility
- Residential: Car parking in a residential building or property
- Private: Car parking in a non-residential building that is provided for use by staff, customers or visitors.

See also: Capacity measures

11. Casual (employment)

See: Employment.

12. Census year

The CLUE census year refers to the year in which surveying was completed.

From 1962 to 1997, CLUE was conducted every five years is selected parts of the municipality (electronic data is held from 1982 census onwards).

From 2000 to 2008, CLUE was conducted once every two years (and since 2002, for the entire municipality).

From 2010, CLUE has been conducted on continuous cycle with full update of the municipality, from start to finish, taking two years to complete.

Prior to 2015, updates were published every two years at the completion of a full collection across the entire municipality. From 2015, an annual CLUE update will be published collating the data collected across the municipality over the previous two years. An annual time series has also been constructed, so that comparison data is available for interim survey years back to 2002.

These annual updates will allow more timely access to the most recently collected CLUE data. However, if analysing data for more than one year, the comparison years should be at least two years apart, e.g. 2015 should be compared to 2013 or earlier.

13. Central Business District (CBD)

See: Small area.

14. CLUE

The City of Melbourne's Census of Land Use and Employment.

15. Commercially occupied built space

Commercially occupied built space excludes non-commercial industries and unbuilt space. It includes all space excluding use codes 'L1','L2','N1','N2','P1','P2','P3','P4','P5','J2','J3','J4','M2','M4','N2','P5','TS' and INDUSTRY_ID<21.

16. Contractors (employment)

See: Employment.

17. Data request

CLUE data is made available to the public across a range of formats and platforms. See 'Reports' for more information.

Customised data can be provided if a fine level of detail (e.g. a single space use, employment status, industry group), a specific geographic area, or a customised cross-tabulation is required and not available through our other publication channels.

Visit the CLUE data[5] page to request data.

18. Detailed industry groups

See: ANZSIC classification; industry.

19. Dwellings

Information about residential properties is included in CLUE. However, unlike commercial properties, which are visited by the CLUE survey team, the residential property information is based on the City of Melbourne's property rates database. The number of dwellings per building is counted as a capacity measure. Dwellings can be classified as a house/townhouse, residential apartment, student apartment or serviced apartment.

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[5] http://www.melbourne.vic.gov.au/about-melbourne/research-and-statistics/city-economy/census-land-use-employment/Pages/clue-data-reports.aspx

20. Employment per floor

In the case of Establishments occupying more than one floor, the amount of employment per floor is calculated by:

- Considering the amount of occupiable floor space the establishment has on each floor
- Apportioning all the establishment's employees evenly across this floor space
- Totalling the number of employees that have been allocated to each of the Establishment's floors.

Certain floor space is excluded from the calculation of employment per floor, this is space that is deemed unoccupied or unoccupiable and includes the following space uses:

- unoccupied
- open space
- private parking
- private dwellings
- storage
- equipment installation.

21. Employment size

Standard reports which summarise data by employment size apply the following ranges, which are establishments employing:

- 0
- <5 people
- 5-9 people
- 10-19 people
- 20-49 people
- 50-99 people
- 100-199 people
- >200 people.

22. Employment

Employment in CLUE is collected by employment status. Employment status refers to the time basis on which persons are employed: Full-time, part-time, casual or contractor.

Persons working 35 hours or more a week have been classified as full-time employees. Those working less than 35 hours a week are classified part-time. Casuals are those employees who are employed on a temporary basis whose hourly rate of pay includes a loading for long service or annual leave entitlements. Contractors are normally engaged through contract from specialised agencies for specific tasks and are not paid through normal payroll.

Totals for employment represent total persons (including managers and working owners) not equivalent full-time employees.

Employees have been allocated to the location at which they are physically working, except for workers on construction sites who are not counted.

23. Entire City of Melbourne area

Melbourne Local Government Area.

24. Establishment

An establishment is counted as:

- Commercial occupant in a building

- Separate land use

- Any permanent presence of economic activity in accordance with standard Industry classification (ANZSIC).

Hence, if one organisation has its presence in several buildings in the CLUE area (e.g. McDonalds), each time it will be counted as a separate establishment. Consequently, the count of establishments presented in CLUE represents the number of locations, rather than 'enterprises'.

25. Floor

All Floor space is reported in square meters.

See also: Gross floor area, lettable space, vacant space, vacancy rate (calculation of), unallocated space, space type, and space use.

26. Full-time (employment)

See: Employment.

27. Gross floor area

In CLUE, building floor area is measured as the area from the outside faces of external walls, including building cores, but excluding roof plant rooms. This is an approximation of the PCA[6] definition of gross floor area.

28. Industry

Each establishment is allocated to the predominant industry within which it operates using the Australian New Zealand Standard Industrial Classification (ANZSIC) developed by the ABS[7]. There are four levels of industry classification from broad (1-digit, e.g. retail trade) to detailed industry groups (4-digit, e.g. footwear retailing). Each establishment in CLUE is classified at the detailed level. The broad industry level used in CLUE is a slight variation of the broad ANZSIC levels. In addition to the ANZSIC codes, we have created four new codes to categorise the following (non-economic) activities:

- Residential space has been allocated to a new code 'Residential'.

- Vacant space has been allocated to a new code 'Vacant Space'

- Common areas within buildings have been allocated to a new code 'Common area'.

- Unallocated open space has been allocated to a new code 'Open space'.

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[6] http://www.propertycouncil.com.au/
[7] http://abs.gov.au/

Industry code	Industry description
1	Agriculture and Mining
2	Manufacturing
3	Electricity, Gas, Water and Waste Services
4	Construction
5	Wholesale Trade
6	Retail Trade
7	Transport, Postal and Storage
8	Information Media and Telecommunications
9	Finance and Insurance
10	Rental and Hiring Services
11	Real Estate Services
12	Business Services
13	Admin and Support Services
14	Public Administration and Safety
15	Education and Training
16	Health Care and Social Assistance
17	Arts and Recreation Services
18	Other Services
19	Accommodation
20	Food and Beverage Services
21	Residential
22	Vacant Space
23	Common Area
24	Open Space

See also: ANZSIC classification.

29. Lettable space

Net lettable area (NLA), as defined by the PCA[8], excludes external walls, building cores and standard service areas such as toilets, access passageways, storerooms etc. The difference between the gross floor area and NLA of buildings in the CBD could be as much as 25 per cent.

During the Census, each establishment in a building is allocated a 'percentage of the floor occupied' by the surveyor who inspects the building. This measurement should approximate the NLA occupied by each establishment, although it is not exact.

Lettable space in each building is calculated as the gross floor area less space coded for use as:

- unoccupied - under construction (P1)

- unoccupied - under renovation (P2)

- unoccupied - under demolition/condemned (P3)

- unoccupied - undeveloped site (P5)

- common area (N1)

- equipment Installation (E)

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[8] http://www.propertycouncil.com.au/

- private outdoor space (N2)

- other outdoor space (J2, J3, J4)

- uncovered parking (M2, M4).

30. Mobility access

Since 2004, CLUE has collected data on disabled accessibility of public buildings – i.e. buildings which the public may have reasonable cause to wish to access, such as shops, offices, schools, hospitals, motels, etc. Mobility access coding applies to all such public buildings and also to businesses in these buildings with a separate entry.

Access code	Access description	Access detail	Access rating
0	Undetermined	Access has not been rated	Not determined or not applicable
1	Step free	Main Entrance is at grade and has no steps or ramp	High level of accessibility
2	Ramp	Main Entrance has ramp	High level of accessibility
3	Alternative access	Main entrance has steps; Alternative entrance is step free or has ramp	Moderate level of accessibility
4	Limited - small lip or steep ramp	Entrance(s) have limited access via a small lip or a steep ramp	Moderate level of accessibility
5	Steps	All entrances have steps	Low level of accessibility
6	Too complex to determine	Configuration of entrance does not fit into any of the other categories	Not determined or not applicable
7	Not applicable	Building is not considered to be publicly accessible so access has not been rated	Not determined or not applicable

31. Operating hours

Commencing in 2010, we collect opening and closing times for each day of the week for all businesses.

32. Part-time (employment)

See: Employment.

33. Reports

CLUE information is made available across a number of formats and platforms. These are:

- Small area and whole of municipality summary reports and infographics[9] on the City of Melbourne corporate website

- Industry and workforce analysis on the City of Melbourne's Economic Profile[10]

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[9] http://www.melbourne.vic.gov.au/about-melbourne/research-and-statistics/city-economy/census-land-use-employment/Pages/clue-data-and-reports.aspx
[10] http://melbourne.geografia.com.au/

- Selected measures at block and property level detail, available for download on the [City of Melbourne's Open Data Platform](http://data.melbourne.vic.gov.au/)[11]

Customised data can be provided if the required data and not available through our other publication channels. See 'Data requests' for more information.

34. Research method

A team of up to 6 surveyors conducts a field data collection which involves visiting every establishment in every building in the Census area (City of Melbourne municipality).

Every commercial property is surveyed once every two years.

The surveyor will confirm (or update from the previous Census) that the following data is recorded correctly for every building in the Census area:

- Name of the building

- Address, in the format consistent with the City of Melbourne database

- Site area

- Number of floors

- Gross floor area per floor

- Condition code, as defined by the PCA Classification for commercial buildings

- Construction date

- Date building was most recently refurbished

- Number of parking spaces

- Mobility access

- For every floor of every building, a space type code, in accord with the CLUE classification.

The surveyor will confirm (or update from the previous Census) the following data for every establishment in the Census area:

- The building that the establishment is located in

- The trading name of the establishment

- Address, in the format consistent with the City of Melbourne database (NOTE: this address may be different to the building address)

- Industry classification of main type of business in accord with the "four digit" ANZSIC Class code

- The sum of the estimated Net floor area occupied (i.e. net lettable area per establishment)

- The total number of employees classified by gender and employment status (full-time, part time, casual, contractor or volunteer).

For each floor of a building occupied by every establishment in the Census area, the surveyor will confirm (or update from the previous Census):

- Estimated net floor area occupied (i.e. expressed as the net lettable area occupied per floor)

- Space use code, in accord with the classification CLUE classification.

- Space type code, in accord with the CLUE classification.

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[11] http://data.melbourne.vic.gov.au/

For each venue in specified establishments, the surveyor will confirm (or update from the previous Census):

• The name, or description of a venue

• The type of venue

• The capacity of that venue.

After data is collected by the surveyors it is stored in the City of Melbourne's database and verified for accuracy.

35. Shower & bicycle facilities

Commencing in 2012, we collect shower and undercover bicycle facilities within buildings.

36. Small areas

For reporting purposes, 13 small areas (mostly based on traditional suburb boundaries) have been predefined:

1. Melbourne Central Business District (CBD)
2. Melbourne (Remainder)
3. Southbank
4. Docklands
5. West Melbourne (Residential)
6. West Melbourne (Industrial)
7. Parkville
8. East Melbourne
9. Port Melbourne
10. South Yarra
11. Carlton
12. North Melbourne
13. Kensington

These predefined small areas are composed of a group of city blocks, each of which is identified by a unique block number. View small area and block maps[12]. If requesting data[13], users may define their own region by:

• listing the required block numbers

• describing the area (e.g. right-hand side of Swanston Street)

• any combination of the above methods.

37. Southbank

See: Small Areas and Regions

38. Space type

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[12] http://www.melbourne.vic.gov.au/about-melbourne/research-and-statistics/city-economy/census-land-use-employment/Pages/clue-small-area-and-block-maps.aspx
[13] http://www.melbourne.vic.gov.au/about-melbourne/research-and-statistics/city-economy/census-land-use-employment/Pages/clue-data-reports.aspx

Each floor of each building in the Census area is assigned a space type. This is usually determined by the predominant type on the floor. Type refers to the intended use or design of the space, not necessarily its current use. It is used to assign vacant space to its likely use when occupied.

39. Space type code

Space type code	Description	Relates to entire floors and the purpose for which they were designed
A	Office	Floors designed for the conduct of clerical/white collar work. Normally equipped with generic types of desks, shelving, etc. Professional services such as law, accounting, medical etc. are usually coded here unless they occupy specialised space.
B	Retail	Floors designed for the conduct of the general retail sale of a wide range of goods or services. Characterised by proximity to pedestrian traffic, window displays, goods displays, service counters, and cash registers. It includes showrooms and retail galleries.
C	Storage/wholesale	Floors designed for the conduct of the wholesale sale or storage of goods, and characterised by a significant storage component and/or sales and transport access facilities.
D	Manufacturing	Floors designed for the undertaking of various types of manufacturing activity.
E	Equipment installation	Floors exclusively devoted to housing bulky plant and equipment such as printing plant, mainframe computers, air conditioning systems, electricity substations etc.
F	Transport	Floors designed for the conduct of freight or passenger transport. E.g. railway stations, bus/tram/coach depots.
G	Storage	Floors mainly devoted to storing goods, either as a business (e.g. furniture storage, grain storage) or in the course of conducting other business.
H	Educational/ research	Floors designed for the conduct of training educational, or research activities (e.g. schools, colleges, research laboratories). Characterised by classrooms/training rooms.
I	Hospital/ clinic	Floors designed for the conduct of medical or surgical treatment. Characterised by consulting rooms, medical wards. Certain floors in office buildings specifically fitted out for the purposes of medical practice are included here.
J	Entertainment/ recreation	Floors designed for a range of entertainment and recreational pursuits, such as restaurants, clubs, taverns, brothels, bowling alleys, gymnasiums, gaming venues etc. (Note that entertainment space such as cinemas, theatres and concert halls are included). Also includes open space occupied as parks/reserves, sports grounds, squares and promenades
K	Community use	Public libraries, jails and public toilets.
L	Accommodation	Floors designed for the purpose of short or long term accommodation
M	Parking	Floors designed for the parking of motor vehicles
N	Open space	Floors predominant in indoor or private outdoor open space, such as foyers, circulation areas, courtyards. Also applies to undeveloped land.
X	Performances, conferences, ceremonies	Floors designed for public presentations, generally with seating and a performance area such as a stage. Includes theatres, churches, cinemas, concert halls, courts, parliamentary

Space type code	Description	Relates to entire floors and the purpose for which they were designed
		chambers and conference facilities.
Y	Public display areas	Floors designed for (non-retail) displays, including museums, non-retail galleries, and exhibition space. Note that retail galleries and showrooms are included under space type retail.

40. Space use

Each establishment on each floor of a building is assigned a space use.

While space type is appropriate when conducting analysis of floor space stock, analysis based on space use (and industry code) is particularly useful when assessing levels of sector activity. Also, analysis which compares space use and space type can assist in determining the difference between the intended and actual use of space in the Census area.

An establishment that is located on a single floor can house only one use of floor space. If, however, an establishment spans multiple floors within a building, it is possible for that establishment to occupy more than one space use. When conducting a count of establishments by space use within a building(s) it is therefore possible for the same establishment to be counted more than once.

It is vital to clearly understand the difference between the space use code and the industry code. The industry code describes an occupant's business activity (e.g. mining), while the space use code describes the physical space it occupies (e.g. office).

Often these will have a certain correspondence (e.g. a retail firm operating a shop is in the retail industry and occupies retail space), but not always, for example:

• A bank's retail operation is in the finance industry but occupies retail space

• A mining company's headquarters are in the mining industry but occupies office space.

41. Space use code

Space use code	Description	Relates to how parts of floors are used by individual businesses
A	Office	Conduct of clerical/white collar work. Professional services such as law, accounting etc. are usually coded here.
B1	Retail – shop	The general retail sale of a wide range of goods or services in an enclosed structure.
B2	Retail – stall	The general retail sale of a wide range of goods or services from a structure that may be relocatable or not self-enclosed (e.g. flower stall, new kiosk, key cutter). These must be a separate establishment and not part of a larger business
B3	Retail – showroom	Space used for the display of goods for sale, excluding cars. Does not include exhibition space (Y)
B4	Retails – cars	Space used for the display of cars for sale
C	Wholesale	Wholesaling involves the purchase and resale of goods/services to another organisation. Wholesalers are involved in minimal sales directly to the public.
D1	Manufacturing	Manufacturing involves the physical or chemical transformation of materials or components into new products. This includes the manufacture of food, machinery, clothing, and scientific equipment, as well as printing.

Space use code	Description	Relates to how parts of floors are used by individual businesses
D2	Workshop/ studio	This space use will most likely be encountered in design studios (e.g. architectural, graphics, advertising) or in workshops undertaking such activities as repairs (e.g. watchmaking, appliances, cars etc,)
E	Equipment installation	Space exclusively used to house bulky plant and equipment such as printing plant, mainframe computers, air conditioning systems, electricity substations etc.
F	Transport	Space used to conduct freight or passenger transport (e.g. railway stations, bus/tram/coach depots)
G	Storage	Space used to store goods, either as a business (e.g. Furniture storage, grain storage) or in the course of conducting other business (e.g. File storage)
H	Education/ research	Space used for the conduct of training, educational, or research activities (e.g. Schools, colleges, research laboratories). Space will be used as classrooms, training rooms or laboratories for training purposes.
I	Hospital / clinic	Space used for the conduct of medical or surgical treatment. Characterised by consulting rooms and medical wards. Laboratories used in conduct of commercial activities (e.g. Pathology laboratories) are included here. Commonly located in office type space
J1	Entertainment/ recreation - Indoor	Space used for a range of indoor entertainment and recreational pursuits (e.g. restaurants, cinemas, theatres, clubs, taverns, brothels, bowling alleys, gymnasiums)
J2	Park/reserve	Public open space set aside as parks or reserves
J3	Sports & recreation - outdoor	Outdoor sports facilities
J4	Square/ promenade	Public open space with paved or other hard surface
K1	Community use	Public libraries, jails and public toilets
L1	House/ townhouse	Detached, semi-detached, townhouse or terrace style residential accommodation
L2	Residential apartment	Medium to high-density residential accommodation
L3	Commercial accommodation	Short to medium term commercial accommodation, including hotels. Hostels/backpacker hotels, private hotels/boarding houses and serviced accommodation
L4	Institutional accommodation	Accommodation providing various lengths of stay but usually provided as community services e.g. Shelters, supported accommodation, correctional facilities etc.
L5	Student accommodation	Medium to long term accommodation for students; may have shared facilities or be self-contained (does not include student apartments, which are coded as L2 residential apartment)
M1	Parking - private covered	Covered parking devoted to residential or commercial establishments, not for hire or lease to the public
M2	Parking - private uncovered	Open-air parking devoted to residential or commercial establishments, not for hire or lease to the public

Space use code	Description	Relates to how parts of floors are used by individual businesses
M3	Parking - commercial covered	Covered parking devoted to hire or lease to the public
M4	Parking - commercial uncovered	Open-air parking devoted to hire or lease to the public
N1	Common area	Indoor open space, such as circulation areas, toilets, foyers, stairwells, lift shafts, rooftops etc.
N2	Open space - outdoor	Private outdoor open space, such as courtyards etc. Also includes unbuilt space around buildings.
P1	Unoccupied - under construction	Space being constructed at time of survey
P2	Unoccupied - under renovation	Space being renovated at time of survey
P3	Unoccupied - under demolition/ condemned	Space under demolition/condemned at time of survey
P4	Unoccupied - unused	Vacant or leased but not used
P5	Unoccupied - undeveloped site	Vacant land
TS	Transport/ storage - uncovered	Space use to apply to a property that is a majority of unbuilt land used for storage (for example transport containers). These land parcels may contain some built/covered storage structures but are predominantly unbuilt.
X	Performances, conferences, ceremonies	Space used for public presentations, generally with seating and a performance area such as a stage. Includes theatres, churches, cinemas, concert halls, courts, parliamentary chambers and conference facilities
Y	Public display area	Space used for (non-retail) displays, including museums, non-retail galleries, and exhibition space. Note that retail galleries and showrooms are included under space use B3

42. Unallocated space

In buildings occupied by several establishments, common areas which cannot be allocated to any real individual establishment (such as foyers, lift wells, staircases, plant rooms etc) have been coded to a separate establishment under the (dummy) ANZSIC code 'common area', 9900.

43. Unbuilt space

All space with use codes 'J2','J3','J4','M2','M4','N2','P5','TS'.

44. Unused space

Unused space is vacant space plus space which is leased but not occupied (space Use P4 and ANZSIC Code <>0000).

45. Vacancy rate (calculation of)

The vacancy rate is calculated as follows:

CLUE vacancy rate = vacant space / lettable space.

Since 1992 we adjusted our methodology to more closely reflect that of the PCA[14]. However, our rates are still significantly higher than those reported by the PCA. The reasons for this include differences in timing, coverage (CLUE covers all stock, not just the stock considered marketable) and methodology (the PCA work from their records of net lettable area, whereas CLUE's calculations of lettable area are derived from City of Melbourne records of gross floor area).

See also: Vacant space, lettable space.

46. Vacant space

In CLUE, each of the following space uses constitutes unoccupied space:

- under construction
- under renovation
- under demolition or condemned
- vacant (unused)
- undeveloped site.

Unused space, a subset of unoccupied space, is coded separately. Moreover, due to the coding practices applied it is possible to divide unused space still further into:

- Space that is leased but not used
- Common areas on vacant floors or in vacant buildings
- Space that is not leased and not used.

This third category represents vacant space in CLUE, and therefore excludes unused space that is leased and common areas (e.g. passageways) on vacant floors or in vacant buildings.

47. Venue

Certain establishments are classified as venues for which capacity measures are collected.

See also: Capacity measures.

48. Volunteers

This category consists of people who are not paid for the time they work in an establishment and are not included in calculations of total employment.

49. Year of construction

The year of construction for each building has been included in the database of buildings, where available. The sources used for this task include the City of Melbourne's own archives and buildings register, Melbourne Cityscope, and Development Activity Monitor. The majority of buildings that do not have a construction date relate to the period 1900 to 1959 as this period has not been well documented in terms of historical studies.

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[14] http://www.propertycouncil.com.au/

50. Year of refurbishment

The year of most recent refurbishment for each building is recorded where applicable. Only substantial (rather than cosmetic) renovations are recorded, for example, if the floor space type is changed or if additional floor space is added.