

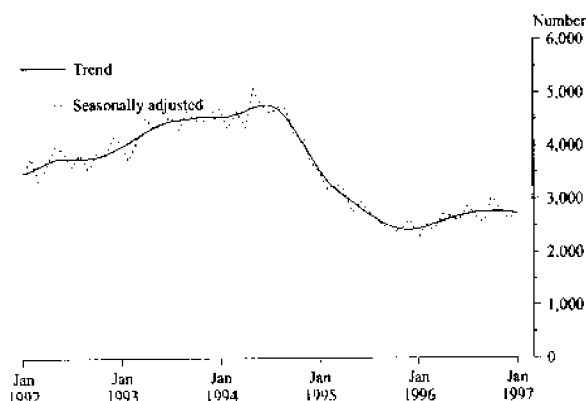
## BUILDING APPROVALS, QUEENSLAND, JANUARY 1997

### MAIN FEATURES

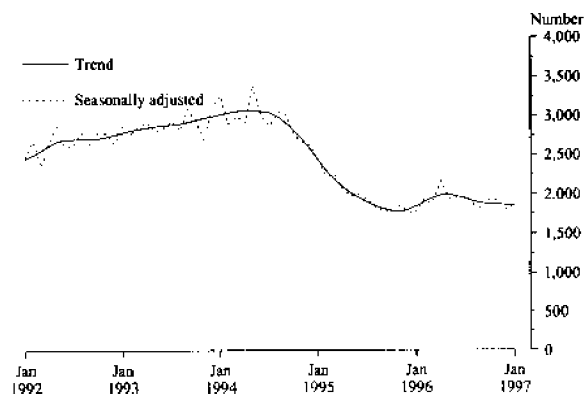
#### NUMBER OF DWELLING UNITS APPROVED

	January 1996	December 1996	January 1997	January 1996 to January 1997 change	December 1996 to January 1997 change
Original series	1,867	2,312	2,239	19.9%	-3.2%
Seasonally adjusted	2,277	2,620	2,725	19.7%	4.0%
Trend estimate	2,454	2,755	2,732	11.3%	-0.8%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



### Residential building

- The trend for the total number of dwellings approved has declined for the third consecutive month and is 1.3% below the October 1996 figure. Growth would resume with an increase of only 1.6% in the seasonally adjusted estimate for February.
- The decline in the trend for private sector houses has continued with a decrease of 4.4% over the last six months, however, any increase in the seasonally adjusted estimate for February will halt this decline.
- In original terms the total number of dwelling units approved was 2,239. Private sector houses accounted for 1,538 dwellings and other residential dwelling units accounted for 661 new dwellings.
- The value of new residential building approved was \$213.3 million with the Brisbane Statistical Division contributing \$103.3 million (48.4%) of the total.

- At average 1989–90 prices the value of residential building for the December quarter 1996 was \$743.2 million, an increase of 1.1% on the previous quarter and a 23.4% increase on the December quarter 1995.

### Non-residential building

- The value of non-residential building projects approved for January was \$202.2 million. Hotels contributed \$61.4 million followed by health with \$45.7 million of which \$41.9 million was public sector work. There were 7 projects valued at \$5 million and over and 16 projects valued at between \$1 million and \$5 million.
- At average 1989–90 prices the total value of non-residential building work for the December quarter 1996 was \$578.3 million, a decrease of 11.9% on the previous quarter, but a 7.6% increase on the December quarter 1995.

Note: 'Shops' for November 1996 have been revised upwards by \$17 million following correction of the value of a job.

### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact John Radimissis on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

## RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months August 1996 to January 1997.

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 21 to 23 of the Explanatory Notes for more information.

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (February 1997) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 6% in January 1997, the trend estimate for that month would be 1,890, a movement of 0.5%. The movements in the trend estimates for November, December and January which are currently estimated to be -0.4%, -0.4% and -0.3% respectively, would be revised to 0.1%, 0.3% and 0.5%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in February 1997 would produce a trend estimate for February of 1,815, a movement of -0.8%, with the movements in the trend estimates for November, December and January being revised to -0.6%, -0.9% and -1.0% respectively.

### NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1997 seasonally adjusted estimate			
			is up 6% on January 1997		is down 6% on January 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996						
August	1,908	-1.7	1,906	-1.8	1,910	-1.6
September	1,886	-1.2	1,881	-1.3	1,888	-1.1
October	1,876	-0.5	1,873	-0.4	1,877	-0.6
November	1,868	-0.4	1,874	0.1	1,865	-0.6
December	1,860	-0.4	1,880	0.3	1,848	-0.9
1997						
January	1,855	-0.3	1,890	0.5	1,830	-1.0
February	n.y.a.	n.y.a.	1,906	0.8	1,815	-0.8

### TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1997 seasonally adjusted estimate			
			is up 7% on January 1997		is down 7% on January 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
August	2,746	0.8	2,744	0.8	2,751	1.0
September	2,761	0.5	2,757	0.5	2,769	0.7
October	2,768	0.3	2,765	0.3	2,771	0.1
November	2,765	-0.1	2,772	0.2	2,755	0.6
December	2,755	-0.4	2,777	0.2	2,723	-1.2
1997—						
January	2,732	-0.8	2,783	0.2	2,681	-1.6
February	n.y.a.	n.y.a.	2,803	0.7	2,649	-1.2

TABLE 1 — DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION										
1993-94	14,471	302	14,773	6,590	508	7,098	131	21,192	810	22,002
1994-95	12,385	208	12,593	5,777	543	6,320	78	18,240	751	18,991
1995-96	9,722	108	9,830	2,879	125	3,004	88	12,689	233	12,922
1995-96										
July-January	5,542	75	5,617	1,568	84	1,652	84	7,194	159	7,353
1996-97										
July-January	5,961	65	6,026	2,120	318	2,438	64	8,145	383	8,528
1995—										
November	848	7	855	329	8	337	1	1,178	15	1,193
December	612	15	627	243	19	262	5	860	34	894
1996—										
January	632	13	645	99	14	113	—	731	27	758
February	761	7	768	211	—	211	—	972	7	979
March	853	—	853	252	—	252	—	1,105	—	1,105
April	920	16	936	190	20	210	—	1,110	36	1,146
May	844	8	852	453	9	462	—	1,297	17	1,314
June	802	2	804	205	12	217	4	1,011	14	1,025
July	941	5	946	190	—	190	1	1,132	5	1,137
August	871	20	891	364	56	420	1	1,236	76	1,312
September	864	—	864	347	20	367	2	1,213	20	1,233
October	1,007	28	1,035	395	113	508	2	1,404	141	1,545
November	898	3	901	334	75	409	2	1,234	78	1,312
December	683	3	686	170	4	174	50	903	7	910
1997—										
January	697	6	703	320	50	370	6	1,023	56	1,079
QUEENSLAND										
1993-94	35,979	612	36,591	17,193	1,143	18,336	265	53,427	1,765	55,192
1994-95	30,102	539	30,641	13,306	1,061	14,367	190	43,596	1,602	45,198
1995-96	22,492	329	22,821	6,897	543	7,440	190	29,579	872	30,451
1995-96										
July-January	12,938	197	13,135	3,661	349	4,010	157	16,756	546	17,302
1996-97										
July-January	13,557	206	13,763	4,841	506	5,347	122	18,520	712	19,232
1995—										
November	2,022	34	2,056	501	18	519	4	2,527	52	2,579
December	1,473	28	1,501	658	55	713	7	2,138	83	2,221
1996—										
January	1,479	48	1,527	293	45	338	2	1,774	93	1,867
February	1,749	40	1,789	528	83	611	5	2,282	123	2,405
March	1,913	8	1,921	483	14	497	2	2,398	22	2,420
April	2,033	63	2,096	493	76	569	16	2,542	139	2,681
May	2,001	18	2,019	1,020	9	1,029	5	3,026	27	3,053
June	1,858	3	1,861	712	12	724	5	2,575	15	2,590
July	2,186	19	2,205	767	9	776	30	2,983	28	3,011
August	2,000	46	2,046	768	104	872	7	2,775	150	2,925
September	1,939	24	1,963	576	42	618	9	2,524	66	2,590
October	2,264	48	2,312	850	133	983	5	3,119	181	3,300
November	2,023	26	2,049	684	119	803	3	2,710	145	2,855
December	1,607	12	1,619	603	31	634	59	2,269	43	2,312
1997—										
January	1,538	31	1,569	593	68	661	9	2,140	99	2,239

(a) Including *Conversions, etc.* See paragraphs 10 to 12 of the Explanatory Notes.

**TABLE 2 — VALUE OF BUILDING APPROVED**  
(*\$ million*)

(\$ million)														
Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION														
1993-94	1,334.1	26.1	1,360.2	445.5	32.2	477.7	1,779.6	58.3	1,837.9	125.2	797.6	1,074.0	2,702.4	3,037.2
1994-95	1,177.5	17.8	1,195.3	468.8	57.6	526.4	1,646.3	75.4	1,721.7	129.4	648.6	852.5	2,424.2	2,703.7
1995-96	948.5	10.2	958.8	293.1	9.8	302.9	1,241.6	20.0	1,261.6	129.6	674.3	852.7	2,045.3	2,243.9
1995-96														
July-January	537.9	6.8	544.6	121.7	6.4	128.1	659.6	13.2	672.7	81.3	377.0	512.2	1,117.8	1,266.3
1996-97														
July-January	607.9	5.5	613.3	204.9	21.5	226.4	812.7	27.0	839.7	78.1	518.0	716.0	1,408.8	1,633.7
1995—														
November	82.9	0.8	83.7	29.1	0.5	29.6	112.0	1.3	113.3	10.7	46.5	118.8	169.3	242.8
December	60.2	1.4	61.6	18.3	1.2	19.6	78.5	2.7	81.2	7.8	50.8	60.8	137.0	149.7
1996														
January	62.2	1.0	63.2	6.7	1.4	8.1	68.9	2.4	71.3	7.8	41.4	48.3	118.1	127.4
February	73.3	0.7	74.0	17.1	—	17.1	90.4	0.7	91.1	9.0	61.0	70.2	160.4	170.3
March	83.0	—	83.0	16.0	—	16.0	99.0	—	99.0	9.0	49.0	50.1	157.0	158.1
April	89.3	1.6	90.8	17.5	2.2	19.6	106.7	3.7	110.5	10.3	99.2	114.2	216.1	234.9
May	82.0	0.9	82.9	107.9	0.5	108.4	189.9	1.4	191.3	10.4	51.3	51.7	251.4	253.3
June	83.1	0.3	83.5	12.9	0.7	13.6	96.0	1.0	97.1	9.6	36.9	54.3	142.5	161.0
July	100.2	0.4	100.6	12.8	—	12.8	113.0	0.4	113.4	13.8	74.4	98.5	201.2	225.7
August	90.0	2.2	92.2	26.5	4.8	31.3	116.5	7.0	123.5	12.2	53.9	95.5	182.5	231.1
September	88.6	—	88.6	22.4	1.5	23.9	111.0	1.5	112.5	11.6	83.1	92.3	205.7	216.4
October	101.1	1.9	103.1	48.4	7.1	55.5	149.6	9.0	158.6	12.2	66.9	75.3	228.8	246.2
November	88.0	0.3	88.3	51.2	4.5	55.7	139.2	4.8	144.0	10.4	134.5	178.8	284.1	333.2
December	71.5	0.2	71.8	12.3	0.3	12.6	83.9	0.5	84.4	10.8	32.8	50.5	127.4	145.7
1997—														
January	68.4	0.4	68.8	31.1	3.3	34.4	99.5	3.7	103.3	7.2	72.4	125.1	179.1	235.5
QUEENSLAND														
1993-94	3,200.2	53.3	3,253.5	1,264.1	73.4	1,337.5	4,464.3	126.7	4,591.0	229.2	1,348.4	1,761.6	6,040.9	6,581.8
1994-95	2,841.5	50.0	2,891.5	1,015.2	94.1	1,109.3	3,856.7	144.1	4,000.7	240.9	1,570.9	2,063.5	5,667.5	6,305.1
1995-96	2,192.8	34.2	2,227.1	626.5	38.0	664.4	2,819.3	72.2	2,891.5	249.9	1,807.9	2,326.0	4,874.9	5,467.4
1995-96														
July-January	1,250.6	20.4	1,271.0	308.5	24.9	333.4	1,559.1	45.4	1,604.5	152.2	914.4	1,313.7	2,624.8	3,070.3
1996-97														
July-January	1,379.5	21.6	1,401.1	433.4	39.4	472.8	1,813.0	60.9	1,873.9	158.8	1,049.9	1,493.9	3,020.8	3,526.6
1995														
November	195.6	3.6	199.2	42.3	1.1	43.4	237.9	4.7	242.6	22.9	130.0	226.1	390.4	491.6
December	145.3	2.7	147.9	53.4	3.8	57.2	198.7	6.4	205.1	15.0	94.3	142.8	308.0	362.9
1996—														
January	145.8	5.1	150.9	23.0	3.8	26.8	168.8	8.9	177.7	16.6	71.1	95.1	256.4	289.4
February	170.0	4.8	174.8	41.1	5.2	46.2	211.1	9.9	221.0	18.8	231.2	247.6	461.0	487.4
March	185.2	0.6	185.8	32.8	0.9	33.7	218.0	1.6	219.5	19.5	151.8	157.3	389.0	396.3
April	199.0	6.1	205.1	44.7	5.7	50.4	243.7	11.9	255.6	20.4	231.3	261.7	495.3	537.7
May	200.0	1.8	201.8	150.0	0.5	150.5	349.9	2.4	352.3	20.4	137.5	141.3	507.5	514.0
June	188.1	0.4	188.6	49.4	0.7	50.1	237.6	1.1	238.7	18.6	141.7	204.4	397.3	461.7
July	230.6	2.0	232.6	72.8	0.3	73.2	303.4	2.3	305.8	27.9	123.7	224.6	454.9	558.3
August	205.1	5.3	210.4	55.6	8.3	63.9	260.7	13.6	274.3	25.2	116.5	197.9	402.1	497.4
September	200.1	2.5	202.6	39.7	5.9	45.6	239.8	8.4	248.2	24.9	213.1	263.1	477.5	536.2
October	222.1	4.7	226.8	88.1	8.2	96.3	310.2	12.9	323.1	25.4	143.2	194.3	478.8	542.8
November	200.8	2.9	203.7	81.1	7.6	88.6	281.9	10.4	292.4	22.1	224.4	283.2	528.4	597.7
December	168.4	1.3	169.6	43.2	4.1	47.3	211.6	5.4	216.9	18.4	88.6	128.6	318.4	363.9
1997—														
January	152.4	2.9	155.3	53.0	5.0	58.0	205.4	7.9	213.3	14.9	140.4	202.2	360.7	430.3

TABLE 3 — NUMBER OF DWELLING UNITS (a) APPROVED, SEASONALLY ADJUSTED AND TREND ESTIMATES (b)

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
1995								
November	1,849	1,780	1,886	1,810	2,403	2,321	2,455	2,438
December	1,770	1,800	1,789	1,833	2,459	2,322	2,634	2,433
1996—								
January	1,770	1,843	1,808	1,878	2,176	2,355	2,277	2,454
February	1,927	1,897	1,977	1,931	2,474	2,412	2,531	2,489
March	1,877	1,950	1,870	1,979	2,395	2,490	2,426	2,541
April	2,172	1,984	2,263	2,009	2,603	2,562	2,722	2,591
May	1,942	1,992	1,946	2,013	2,682	2,619	2,666	2,639
June	1,966	1,974	1,925	1,996	2,669	2,656	2,589	2,686
July	1,966	1,941	2,007	1,968	2,797	2,664	2,866	2,724
August	1,863	1,908	1,930	1,941	2,510	2,650	2,677	2,746
September	1,818	1,886	1,849	1,924	2,433	2,632	2,559	2,760
October	1,937	1,876	1,972	1,915	2,897	2,618	3,044	2,768
November	1,907	1,868	1,961	1,903	2,598	2,610	2,798	2,765
December	1,809	1,860	1,827	1,888	2,482	2,602	2,620	2,755
1997—								
January	1,865	1,855	1,868	1,872	2,635	2,593	2,725	2,732

(a) Including Conversions, etc. See paragraphs 10 to 12 of the Explanatory Notes. (b) See paragraphs 21 to 23 of the Explanatory Notes.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	2,869.4	2,917.2	1,377.3	4,294.5	205.5	1,360.8	1,777.3	5,747.7	6,277.4
1994-95	2,501.0	2,544.9	1,114.1	3,659.0	211.9	1,543.9	2,028.0	5,288.4	5,898.9
1995-96	1,901.6	1,931.3	649.9	2,581.2	216.8	1,741.4	2,241.2	4,483.6	5,039.2
1995...									
Sept. qtr	499.8	504.7	168.5	673.2	64.2	448.1	640.4	1,175.8	1,377.9
Dec. qtr	461.4	469.8	132.6	602.4	53.6	367.2	537.7	1,005.8	1,193.8
1996...									
Mar. qtr	433.0	442.1	104.3	546.4	47.5	436.6	480.8	1,014.1	1,074.7
June qtr	507.4	514.7	244.4	759.1	51.3	489.4	582.4	1,287.9	1,392.8
Sept. qtr	549.1	557.6	177.4	735.0	67.4	433.8	656.1	1,216.4	1,458.5
Dec. qtr	510.6	518.2	225.0	743.2	56.9	435.3	578.3	1,211.8	1,378.5

(a) See paragraphs 24 to 26 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.

**TABLE 5 — VALUE OF BUILDING APPROVED BY CLASS OF BUILDING AND OWNERSHIP**  
(*\$ million*)

Class of building			July-January		1996		1997
	1994-95	1995-96	1995-96	1996-97	November	December	January
<b>PRIVATE SECTOR</b>							
New houses	2,841.5	2,192.8	1,250.6	1,379.5	200.8	168.4	152.4
New other residential buildings	1,015.2	626.5	308.5	433.4	81.1	43.2	53.0
<i>Total new residential building</i>	<i>3,856.7</i>	<i>2,819.3</i>	<i>1,559.1</i>	<i>1,813.0</i>	<i>281.9</i>	<i>211.6</i>	<i>205.4</i>
Alterations and additions to residential buildings	240.0	247.7	151.3	157.9	22.1	18.3	14.9
Hotels, etc.	186.6	232.3	104.1	173.0	5.2	8.6	61.4
Shops	540.9	511.8	245.1	375.6	110.4	29.7	26.4
Factories	110.7	251.7	100.6	82.1	11.8	17.9	10.3
Offices	148.2	186.3	108.3	81.9	21.4	12.1	6.2
Other business premises	243.5	261.9	149.8	116.0	25.4	9.6	14.4
Educational	62.5	68.0	41.5	58.2	8.4	6.0	4.9
Religious	14.0	13.5	7.1	5.9	2.2	0.2	0.2
Health	53.7	89.8	34.1	51.7	9.5	1.1	3.8
Entertainment and recreational	151.1	97.2	66.7	77.2	25.9	1.0	11.8
Miscellaneous	59.6	95.3	57.3	28.2	4.1	2.4	1.0
<i>Total non-residential building</i>	<i>1,570.9</i>	<i>1,807.9</i>	<i>914.4</i>	<i>1,049.9</i>	<i>224.4</i>	<i>88.6</i>	<i>140.4</i>
<b>Total</b>	<b>5,667.5</b>	<b>4,874.9</b>	<b>2,624.8</b>	<b>3,020.8</b>	<b>528.4</b>	<b>318.4</b>	<b>360.7</b>
<b>PUBLIC SECTOR</b>							
New houses	50.0	34.2	20.4	21.6	2.9	1.3	2.9
New other residential buildings	94.1	38.0	24.9	39.4	7.6	4.1	5.0
<i>Total new residential building</i>	<i>144.1</i>	<i>72.2</i>	<i>45.4</i>	<i>60.9</i>	<i>10.4</i>	<i>5.4</i>	<i>7.9</i>
Alterations and additions to residential buildings	0.9	2.2	0.8	0.9	—	0.1	—
Hotels, etc.	1.7	2.1	2.1	0.1	0.1	—	—
Shops	20.9	4.0	1.7	4.9	1.2	0.9	0.1
Factories	6.5	5.7	5.1	2.9	1.7	0.1	0.2
Offices	57.0	27.5	10.3	47.9	27.0	2.3	4.4
Other business premises	37.1	94.5	70.6	86.8	4.4	1.3	0.7
Educational	218.9	162.3	109.5	108.1	20.7	8.6	7.4
Religious	—	0.5	0.3	—	—	—	—
Health	30.8	60.4	54.9	69.7	—	5.9	41.9
Entertainment and recreational	58.3	73.3	66.2	24.6	2.2	0.3	1.1
Miscellaneous	61.5	87.8	78.7	99.0	1.5	20.6	6.1
<i>Total non-residential building</i>	<i>492.6</i>	<i>518.2</i>	<i>399.2</i>	<i>444.0</i>	<i>58.8</i>	<i>40.0</i>	<i>61.7</i>
<b>Total</b>	<b>637.6</b>	<b>592.5</b>	<b>445.5</b>	<b>505.8</b>	<b>69.3</b>	<b>45.5</b>	<b>69.7</b>
<b>TOTAL</b>							
New houses	2,891.5	2,227.1	1,271.0	1,401.1	203.7	169.6	155.3
New other residential buildings	1,109.3	664.4	333.4	472.8	88.6	47.3	58.0
<i>Total new residential building</i>	<i>4,000.7</i>	<i>2,891.5</i>	<i>1,604.5</i>	<i>1,873.9</i>	<i>292.4</i>	<i>216.9</i>	<i>213.3</i>
Alterations and additions to residential buildings	240.9	249.9	152.2	158.8	22.1	18.4	14.9
Hotels, etc.	188.3	234.5	106.2	173.0	5.3	8.6	61.4
Shops	561.8	515.8	246.8	380.5	111.7	30.6	26.5
Factories	117.2	257.4	105.6	85.0	13.5	18.0	10.5
Offices	205.1	213.8	118.6	129.8	48.4	14.4	10.7
Other business premises	280.6	356.4	220.3	202.8	29.9	10.9	15.1
Educational	281.5	230.3	151.0	166.3	29.1	14.7	12.3
Religious	14.0	13.9	7.3	5.9	2.2	0.2	0.2
Health	84.5	150.3	89.0	121.5	9.5	7.0	45.7
Entertainment and recreational	209.4	170.5	132.8	101.9	28.1	1.3	12.9
Miscellaneous	121.1	183.1	136.0	127.2	5.6	23.0	7.0
<i>Total non-residential building</i>	<i>2,063.5</i>	<i>2,326.0</i>	<i>1,313.7</i>	<i>1,493.9</i>	<i>283.2</i>	<i>128.6</i>	<i>202.2</i>
<b>Total</b>	<b>6,305.1</b>	<b>5,467.4</b>	<b>3,070.3</b>	<b>3,526.6</b>	<b>597.7</b>	<b>363.9</b>	<b>430.3</b>

**TABLE 6 — NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING  
AND VALUE SIZE GROUPS**

Period	\$30,000 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)
<b>HOTELS, ETC.</b>												
1996 — November	4	0.3	1	0.4	—	—	2	4.6	—	—	7	5.3
December	1	0.1	1	0.2	1	0.8	4	7.5	—	—	7	8.6
1997 — January	8	0.6	2	0.7	1	0.6	2	4.4	2	55.0	15	61.4
<b>SHOPS</b>												
1996 — November	79	7.6	13	4.1	12	8.3	8	16.6	4	75.0	116	111.7
December	28	2.4	18	4.8	4	3.0	6	8.7	2	11.7	58	30.6
1997 — January	40	4.2	19	5.6	5	2.7	2	6.6	1	7.5	67	26.5
<b>FACTORIES</b>												
1996 — November	13	1.5	11	3.2	2	1.7	4	7.0	—	—	30	13.5
December	16	1.7	5	1.8	2	1.3	2	8.2	1	5.0	26	18.0
1997 — January	10	1.1	13	3.8	4	3.0	2	2.6	—	—	29	10.5
<b>OFFICES</b>												
1996 — November	30	2.9	14	4.5	2	1.4	3	8.4	3	31.3	52	48.4
December	23	2.5	11	3.8	4	2.2	3	5.8	—	—	41	14.4
1997 — January	21	1.9	10	2.6	3	2.0	2	4.2	—	—	36	10.7
<b>OTHER BUSINESS PREMISES</b>												
1996 — November	24	2.5	20	5.4	6	3.9	5	12.1	1	6.0	56	29.9
December	29	3.1	16	4.8	1	0.5	2	2.5	—	—	48	10.9
1997 — January	22	1.9	13	3.9	5	3.3	3	6.1	—	—	43	15.1
<b>EDUCATIONAL</b>												
1996 — November	21	2.6	8	2.1	5	3.2	7	14.7	1	6.6	42	29.1
December	20	2.5	9	2.7	4	3.2	4	6.2	—	—	37	14.7
1997 — January	10	1.1	4	1.4	4	2.4	1	1.8	1	5.5	20	12.3
<b>RELIGIOUS</b>												
1996 — November	1	0.1	1	0.4	—	—	1	1.6	—	—	3	2.2
December	2	0.2	—	—	—	—	—	—	—	—	2	0.2
1997 — January	2	0.2	—	—	—	—	—	—	—	—	2	0.2
<b>HEALTH</b>												
1996 — November	3	0.3	5	1.4	—	—	2	7.8	—	—	10	9.5
December	3	0.2	1	0.4	1	0.5	—	—	1	5.9	6	7.0
1997 — January	2	0.2	4	1.3	—	—	2	6.2	1	38.0	9	45.7
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1996 — November	6	0.6	6	1.6	3	2.1	5	12.7	1	11.2	21	28.1
December	2	0.2	1	0.2	1	0.9	—	—	—	—	4	1.3
1997 — January	7	0.8	4	1.5	1	0.8	2	3.6	1	6.2	15	12.9
<b>MISCELLANEOUS</b>												
1996 — November	9	0.9	8	2.3	3	2.4	—	—	—	—	20	5.6
December	10	1.0	4	1.3	2	1.1	3	4.3	1	15.3	20	23.0
1997 — January	7	0.6	2	0.5	—	—	—	—	1	5.9	10	7.0
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1996 — November	190	19.4	87	25.4	33	22.9	37	85.5	10	130.1	357	283.2
December	134	14.0	66	19.9	20	13.6	24	43.2	5	37.9	249	128.6
1997 — January	129	12.6	71	21.3	23	14.8	16	35.4	7	118.1	246	202.2

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, JANUARY 1997

New other residential building										
Statistical division	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Brisbane	703	37	63	100	105	12	153	270	370	1,073
Moreton	367	85	31	116	7	30	20	57	173	540
Wide Bay-Burnett	104	4	—	4	—	—	12	12	16	120
Darling Downs	59	—	—	—	—	—	—	—	—	59
South West	8	—	—	—	—	—	—	—	—	8
Fitzroy	59	6	—	6	—	—	—	—	6	65
Central West	2	—	—	—	—	—	—	—	—	2
Mackay	59	2	—	2	5	—	—	5	7	66
Northern	70	12	—	12	10	—	—	10	22	92
Far North	131	6	43	49	8	—	—	8	57	188
North West	7	10	—	10	—	—	—	—	10	17
Queensland	1,569	162	137	299	135	42	185	362	661	2,230
VALUE (\$'000)										
Brisbane	68,811	2,274	4,422	6,697	7,172	840	19,730	27,742	34,439	103,250
Moreton	38,018	5,332	2,797	8,129	1,834	2,400	2,500	6,734	14,863	52,881
Wide Bay-Burnett	8,722	300	—	300	—	—	1,080	1,080	1,380	10,102
Darling Downs	5,396	—	—	—	—	—	—	—	—	5,396
South West	589	—	—	—	—	—	—	—	—	589
Fitzroy	5,776	343	—	343	—	—	—	—	343	6,119
Central West	138	—	—	—	—	—	—	—	—	138
Mackay	6,422	216	—	216	310	—	—	310	526	6,948
Northern	7,217	955	—	955	826	—	—	826	1,781	8,998
Far North	13,503	406	2,850	3,256	580	—	—	580	3,835	17,338
North West	706	808	—	808	—	—	—	—	808	1,514
Queensland	155,298	10,634	10,070	20,704	10,722	3,240	23,310	37,272	57,976	213,274

(a) Excluding Conversions, etc.

TABLE 8 — NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS

Period	Double brick (b) (c)	Brick veneer (b)	Timber	Fibre cement	Other	Total
1993-94	2,156	28,884	3,163	1,540	848	36,591
1994-95	2,485	23,390	2,626	1,287	853	30,641
1995-96	4,894	13,936	1,739	1,003	1,249	22,821
1995-96						
July-January	3,216	7,535	1,050	628	706	13,135
1996-97						
July-January	1,535	9,929	1,054	432	813	13,763
1995—						
November	608	1,078	175	89	106	2,056
December	404	817	126	77	77	1,501
1996—						
January	505	780	99	62	81	1,527
February	408	1,066	136	92	87	1,789
March	494	1,098	124	86	119	1,921
April	288	1,488	150	63	107	2,096
May	259	1,407	189	69	95	2,019
June	229	1,342	90	65	135	1,861
July	494	1,322	168	75	146	2,205
August	297	1,393	178	55	123	2,046
September	265	1,360	169	63	106	1,963
October	113	1,850	157	81	111	2,312
November	106	1,610	163	52	118	2,049
December	158	1,183	99	55	124	1,619
1997—						
January	102	1,211	120	51	85	1,569
(a) Excluding conversions, etc.	Including	of clay, concrete	timber	concrete	prefabricated	reinforced



TABLE 9 — TYPE OF BUILDING APPROVED IN STATISTICAL DIVISIONS AND STATISTICAL DISTRICTS,  
JANUARY 1997

Statistical division and statistical district	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$ '000)	Non- residential building (\$ '000)	Total (\$ '000)
	Houses		Other residential buildings		Total				
	Number	Value (\$ '000)	Number	Value (\$ '000)	Number	Value (\$ '000)			
STATISTICAL DIVISION									
Brisbane	703	68,811	370	34,439	1,073	103,250	7,160	125,131	235,541
Moreton	367	38,018	173	14,863	540	52,881	2,831	27,785	83,498
Wide Bay-Burnett	104	8,722	16	1,380	120	10,102	627	2,409	13,138
Darling Downs	59	5,396	—	—	59	5,396	1,115	3,993	10,504
South West	8	589	—	—	8	589	20	3,121	3,730
Fitzroy	59	5,776	6	343	65	6,119	396	10,583	17,098
Central West	2	138	—	—	2	138	—	—	138
Mackay	59	6,422	7	526	66	6,948	715	567	8,230
Northern	70	7,217	22	1,781	92	8,998	1,158	7,206	17,362
Far North	131	13,503	57	3,835	188	17,338	849	18,263	36,449
North West	7	706	10	808	17	1,514	45	3,101	4,659
<b>Queensland</b>	<b>1,569</b>	<b>155,298</b>	<b>661</b>	<b>57,976</b>	<b>2,230</b>	<b>213,274</b>	<b>14,913</b>	<b>202,159</b>	<b>430,346</b>
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	182	20,273	60	4,222	242	24,495	1,447	25,631	51,573
Sunshine Coast	107	10,621	113	10,641	220	21,262	570	1,906	23,737
Bundaberg	21	1,719	2	180	23	1,899	116	700	2,714
Gladstone	16	1,536	—	—	16	1,536	89	194	1,819
Rockhampton	5	510	—	—	5	510	124	2,089	2,723
Mackay	27	3,325	5	310	32	3,635	349	227	4,211
Townsville	44	4,817	22	1,781	66	6,598	876	6,829	14,303
Cairns	81	8,777	47	3,080	128	11,857	489	13,062	25,408

(a) Excluding Conversions, etc. (b) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales.

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), JANUARY 1997

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (c)									
Beaudesert (S)	29	2,793	—	—	29	2,793	325	75	3,192
Boonah (S)	1	40	—	—	1	40	—	—	40
Brisbane (C)	344	35,044	310	29,761	654	64,805	5,650	79,398	149,853
Caboolture (S)	66	6,465	2	165	68	6,629	246	949	7,823
Caloundra (C)	27	2,658	66	5,590	93	8,248	264	165	8,677
Esk (S)	4	399	—	—	4	399	45	—	444
Gatton (S)	2	99	—	—	2	99	12	—	111
Gold Coast (C)	200	21,594	60	4,222	260	25,817	1,527	26,698	54,042
Ipswich (C)	55	4,590	4	489	59	5,079	287	1,200	6,567
Kilcoy (S)	1	45	—	—	1	45	—	—	45
Laidley (S)	6	441	—	—	6	441	31	249	720
Logan (C)	74	6,137	10	360	84	6,497	323	1,977	8,797
Maroochy (S)	86	7,909	36	2,867	122	10,776	418	1,511	12,704
Noosa (S)	32	3,885	11	2,184	43	6,069	295	230	6,594
Pine Rivers (S)	69	8,008	—	—	69	8,008	42	866	8,916
Redcliffe (C)	9	766	6	600	15	1,366	165	55	1,586
Redland (S)	65	5,958	38	3,064	103	9,022	360	39,546	48,928
<b>Brisbane and Moreton (SDs)</b>	<b>1,070</b>	<b>106,829</b>	<b>543</b>	<b>49,302</b>	<b>1,613</b>	<b>156,132</b>	<b>9,990</b>	<b>152,917</b>	<b>319,038</b>
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	11	833	—	—	11	833	58	700	1,591
Burnett (S)	17	1,569	2	180	19	1,749	123	—	1,871
Cooloola (S)	17	1,248	—	—	17	1,248	46	397	1,691
Gayndah (S)	—	—	—	—	—	—	25	—	25
Hervey Bay (C)	28	2,659	14	1,200	42	3,859	75	735	4,669
Isis (S)	7	599	—	—	7	599	120	—	719
Kingaroy (S)	2	191	—	—	2	191	60	—	251
Kolan (S)	5	395	—	—	5	395	—	—	395
Maryborough (C)	5	406	—	—	5	406	90	—	496
Miriam Vale (S)	1	66	—	—	1	66	20	—	86
Mundubbera (S)	1	35	—	—	1	35	—	—	35
Nanango (S)	4	225	—	—	4	225	12	308	545
Tiaro (S)	4	375	—	—	4	375	—	—	375
Other areas	2	120	—	—	2	120	—	269	389
<b>Wide Bay-Burnett (SD)</b>	<b>104</b>	<b>8,722</b>	<b>16</b>	<b>1,380</b>	<b>120</b>	<b>10,102</b>	<b>627</b>	<b>2,409</b>	<b>13,138</b>

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), JANUARY 1997—continued

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	7	693	—	—	7	693	75	—	769
Chinchilla (S)	2	195	—	—	2	195	—	52	247
Clifton (S)	—	—	—	—	—	—	26	—	26
Crow's Nest (S)	3	406	—	—	3	406	55	—	461
Dalby (T)	2	160	—	—	2	160	71	212	442
Goondiwindi (T)	1	90	—	—	1	90	—	—	90
Jondaryan (S)	4	361	—	—	4	361	20	840	1,221
Millmerran (S)	2	145	—	—	2	145	—	—	145
Pittsworth (S)	1	104	—	—	1	104	—	—	104
Rosalie (S)	5	372	—	—	5	372	121	—	492
Stanthorpe (S)	4	286	—	—	4	286	—	670	956
Tara (S)	1	82	—	—	1	82	—	—	82
Toowoomba (C)	18	1,660	—	—	18	1,660	532	2,155	4,346
Wambo (S)	2	255	—	—	2	255	—	—	255
Warwick (S)	4	310	—	—	4	310	157	—	468
Other areas	3	276	—	—	3	276	60	64	399
Darling Downs (SD)	59	5,396	—	—	59	5,396	1,115	3,993	10,504
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	3	385	—	—	3	385	—	—	385
Roma (T)	4	144	—	—	4	144	—	618	762
Other areas	1	60	—	—	1	60	20	2,503	2,583
South West (SD)	8	589	—	—	8	589	20	3,121	3,730
FITZROY STATISTICAL DIVISION									
Banana (S)	—	—	—	—	—	—	110	—	110
Calliope (S)	11	1,063	—	—	11	1,063	—	64	1,127
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	4	458	2	146	6	604	10	8,200	8,814
Fitzroy (S)	4	339	—	—	4	339	11	—	350
Gladstone (C)	5	474	—	—	5	474	89	130	693
Livingstone (S)	30	3,023	4	197	34	3,220	63	100	3,383
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	4	367	—	—	4	367	113	2,089	2,569
Other areas	1	53	—	—	1	53	—	—	53
Fitzroy (SD)	59	5,776	6	343	65	6,119	396	10,583	17,098
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	1	70	—	—	1	70	—	—	70
Other areas	1	68	—	—	1	68	—	—	68
Central West (SD)	2	138	—	—	2	138	—	—	138

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), JANUARY 1997 *continued*

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	1	103	--	--	1	103	73	200	376
Broadsound (S)	4	209	—	—	4	209	76	--	285
Mackay (C)	38	4,569	5	310	43	4,879	458	227	5,564
Sarina (S)	8	750	—	—	8	750	43	—	793
Whitsunday (S)	6	586	—	—	6	586	--	140	726
Other areas	2	207	2	216	4	423	64	---	487
<b>Mackay (SD)</b>	<b>59</b>	<b>6,422</b>	<b>7</b>	<b>526</b>	<b>66</b>	<b>6,948</b>	<b>715</b>	<b>567</b>	<b>8,230</b>
NORTHERN STATISTICAL DIVISION									
Bowen (S)	5	511	—	—	5	511	110	250	872
Burdekin (S)	4	535	—	—	4	535	54	127	717
Charters Towers (C)	2	214	—	—	2	214	34	---	248
Dalrymple (S)	2	197	—	—	2	197	---	---	197
Hinchinbrook (S)	10	853	—	—	10	853	28	—	881
Thuringowa (C)	18	1,811	10	672	28	2,483	149	400	3,032
Townsville (C)	29	3,096	12	1,109	41	4,205	782	6,429	11,416
<b>Northern (SD)</b>	<b>70</b>	<b>7,217</b>	<b>22</b>	<b>1,781</b>	<b>92</b>	<b>8,998</b>	<b>1,158</b>	<b>7,206</b>	<b>17,362</b>
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	6	682	—	—	6	682	23	---	706
Cairns (C)	83	8,955	47	3,080	130	12,035	489	13,062	25,587
Cardwell (S)	5	422	—	—	5	422	21	183	627
Cook (S) (including Weipa)	4	301	---	---	4	301	43	---	344
Douglas (S)	6	561	8	580	14	1,141	---	---	1,141
Eacham (S)	2	229	—	---	2	229	69	---	298
Johnstone (S)	13	1,179	2	176	15	1,355	146	---	1,501
Mareeba (S)	9	927	---	---	9	927	41	977	1,945
Torres (S)	---	---	---	---	---	---	16	3,988	4,004
Other areas	3	246	---	---	3	246	---	52	298
<b>Far North (SD)</b>	<b>131</b>	<b>13,503</b>	<b>57</b>	<b>3,835</b>	<b>188</b>	<b>17,338</b>	<b>849</b>	<b>18,263</b>	<b>36,449</b>
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	2	125	—	—	2	125	---	250	375
Cloncurry (S)	1	110	—	—	1	110	---	2,630	2,740
Mount Isa (C)	1	100	10	808	11	908	45	129	1,082
Other areas	3	371	—	—	3	371	---	92	463
<b>North West (SD)</b>	<b>7</b>	<b>706</b>	<b>10</b>	<b>808</b>	<b>17</b>	<b>1,514</b>	<b>45</b>	<b>3,101</b>	<b>4,659</b>
QUEENSLAND									
<b>Queensland</b>	<b>1,569</b>	<b>155,298</b>	<b>661</b>	<b>57,976</b>	<b>2,230</b>	<b>213,274</b>	<b>14,913</b>	<b>202,159</b>	<b>430,346</b>

(a) See paragraph 32 of the Explanatory Notes. (b) Excluding *Conversions, etc.* (c) See paragraph 28 of the Explanatory Notes. (C) City. (T) Town. (S) Shire. (SD) Statistical division.

## EXPLANATORY NOTES

### Introduction

This publication contains monthly details of building work approved.

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

### Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities;
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

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

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

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

### Definitions

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

8. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals or temporary accommodation, such as motels, hostels and holiday apartments are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential buildings approved.

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

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

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Tables 1 and 10 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

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

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

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

### Building Classification

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

15. *Functional classification of buildings:* a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a

detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

### Seasonal Adjustment

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

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

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

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

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

### Trend Estimates

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

22. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

23. While the smoothing technique described in paragraphs 21 and 22 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

### Estimates at Constant Prices

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

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

26. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

### Australian Standard Geographical Classification (ASGC)

27. Area statistics are now being classified to the *Australian Standard Geographical Classification*, 1996 Edition (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

28. The local government area structure has been cross-classified with the statistical division level of the main structure. The use of this cross-classification requires the combination of the Brisbane and Moreton Statistical Divisions, as some local government areas cross the contiguous boundary of these two statistical divisions.

29. Local government areas (LGAs), as defined under the Local Government Act 1936, are spatial units which represent the geographical areas of incorporated local government councils, such as cities (C), towns (T) and shires (S).

30. Statistical divisions, which are groupings of whole or part LGAs, are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region.

31. Statistical districts have been defined around selected urban areas to provide comparable statistics over a period of time. These districts, which are intended to contain the anticipated urban spread for at least 20 years, are generally defined around urban centres with a population of 25,000 or more outside the capital city SD.

32. From July 1996 the statistics reflect the changes made to the ASGC spatial units. Further details are:

- (a) Sunshine Coast Statistical District has been enlarged as a result of transfer of 16.24 sq km from Maroochy (S)—Pt B to Maroochy (S)—Coastal North. There are consequential changes to Sunshine Coast SSD and Moreton SD Bal SSD.
- (b) There were changes to SLA boundaries in Brisbane (C). The SLAs affected are Anstead and Bellbowrie. There has also been a minor adjustment to the boundary between the SLAs of Ellen Grove and Doolandella-Forest Lake.
- (c) There were changes to SLA boundaries in Logan (C). The SLAs affected are Browns Plains, Carbrook-Cornubia, Greenbank - Pt B, Kingston, Loganholme, Marsden, Waterford West and Logan (C) Bal.
- (d) There were changes to SLA boundaries in Redland (S). The SLAs affected are Alexandra Hills, Birkdale and Wellington Point.

- (e) The LGA of Caboolture (S) previously consisted of two SLAs—Caboolture (S) – Pt A, and Caboolture (S) – Pt B. The SLA of Caboolture (S) – Pt A has been split into seven SLAs. The new SLAs for Caboolture (S) – Pt A are: Bribe Island, Burpengary–Narangba, Caboolture (S) – Central, Caboolture (S) – East, Deception Bay, Morayfield and Caboolture (S) Bal in BSD. The area and name of Caboolture (S) – Pt B will remain unchanged.
- (f) The LGA of Cairns (C) previously consisted of two SLAs—Cairns (C) – Pt A, and Cairns (C) – Pt B. The SLA of Cairns (C) – Pt A has been split into seven SLAs. The new SLAs for Cairns (C) – Pt A are: Cairns (C) – Barron, Cairns (C) – Central Suburbs, Cairns (C) – City, Cairns (C) – Mt Whitfield, Cairns (C) – Northern Suburbs, Cairns (C) – Trinity and Cairns (C) – Western Suburbs. The area and name of Cairns (C) – Pt B is unchanged.
- (g) The LGA of Caloundra (C) previously consisted of two SLAs—Caloundra (C) – Pt A, and Caloundra (C) – Pt B. The SLA of Caloundra (C) – Pt A has been split into three SLAs and the existing Caloundra (C) – Pt B into two SLAs. The new SLAs for Caloundra (C) – Pt A are: Caloundra (C) – Caloundra N, Caloundra (C) – Caloundra S and Caloundra (C) – Kawana. The new SLAs for Caloundra (C) – Pt B are: Caloundra (C) – Hinterland and Caloundra (C) – Rail Corridor.
- (h) The LGA of Ipswich (C) previously consisted of seven SLAs—Bellbird Park, Camira, Ipswich (C) – Central, Karalee, Ipswich (C) Bal in BSD – Nth and Ipswich (C) Bal in BSD – Sth in the Brisbane Statistical Division (BSD), and Ipswich (C) – Pt B in the Moreton Statistical Division. The six existing BSD SLAs have been redistributed into three new SLAs and Ipswich (C) – Pt B has been split into two SLAs. The new BSD SLAs are Ipswich (C) – Central, Ipswich (C) – East and Ipswich (C) – North. The new SLAs for Ipswich (C) – Pt B are: Ipswich (C) – South–West and Ipswich (C) – West.
- (i) The LGA of Maroochy (S) previously consisted of two SLAs—Maroochy (S) – Pt A, and Maroochy (S) – Pt B. The SLA of Maroochy (S) – Pt A has been split into six SLAs. The new SLAs for Maroochy (S) – Pt A are: Maroochy (S) – Buderim, Maroochy (S) – Coastal North (includes 16.24 sq km transferred from Maroochy (S) – Pt B), Maroochy (S) – Maroochy-dore, Maroochy (S) – Mooloolaba, Maroochy (S) – Nambour and Maroochy (S) Bal in S C'st SSD. The reduced area of Maroochy (S) – Pt B has been renamed Maroochy (S) Bal.
- (j) The LGA of Noosa (S) previously consisted of two SLAs—Noosa (S) – Pt A, and Noosa (S) – Pt B. The SLA of Noosa (S) – Pt A has been split into three SLAs. The new SLAs for Noosa (S) – Pt A are: Noosa (S) – Noosa–Noosaville, Noosa (S) – Sunshine–Peregian and Noosa (S) – Tewantin. Noosa (S) – Pt B has been renamed Noosa (S) Bal.
- (k) The LGA of Redcliffe (C) has been split into four SLAs. The new SLAs for Redcliffe (C) are Clontarf, Margate–Woody Point, Redcliffe–Scarborough and Rothwell–Kippa–Ring.
- (l) The current LGA/SLA of Toowoomba (C) has been split into five smaller SLAs. These new SLAs will form a new Toowoomba City SSD within the Darling Downs SD. The new SLAs are: Toowoomba (C) – Central, Toowoomba (C) – North–East, Toowoomba (C) – North–West, Toowoomba (C) – South–East and Toowoomba (C) – West.
- (m) The SLA of Gold Coast (C) – Pt B Bal has been split to form two new SLAs, Coomera–Cedar Creek and Guanaba–Currumbin Valley.
- (n) The boundaries of the SLAs of Cooloola (S) (excluding Gympie) and Cooloola (S) – Gympie only were amended by the transfer of part of Cooloola (S) (excluding Gympie) to Cooloola (S) – Gympie only.
- (o) The boundaries of the SLAs of Mackay (C) – Pt A and Mackay (C) – Pt B were amended by the transfer of part of Mackay (C) – Pt B and Mackay (C) – Pt A. There were consequential changes to Mackay City Part A SSD and Mackay SD Bal SSD, as well as an enlargement of Mackay Statistical District. For further details, inquiries should be made to your local ABS office listed at the back of this publication.

### Unpublished Data and Related Publications

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

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

*Building Approvals, Australia* (8731.0) – issued monthly  
*Dwelling Unit Commencements Reported by Approving Authorities, Queensland* (8741.3) – issued monthly  
*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) – issued quarterly  
*Building Activity, Queensland* (8752.3) – issued quarterly  
*Housing Finance for Owner Occupation, Australia* (5609.0) – issued monthly  
*Price Index of Materials Used in House Building* (6408.0) – issued monthly

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

### Symbols and Other Usages

— nil or rounded to zero (including null cells)  
 r figure or series revised since previous issue  
 n.a. not available  
 n.y.a. not yet available

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

IAN MARSHALL  
 Acting Regional Director  
 Queensland

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