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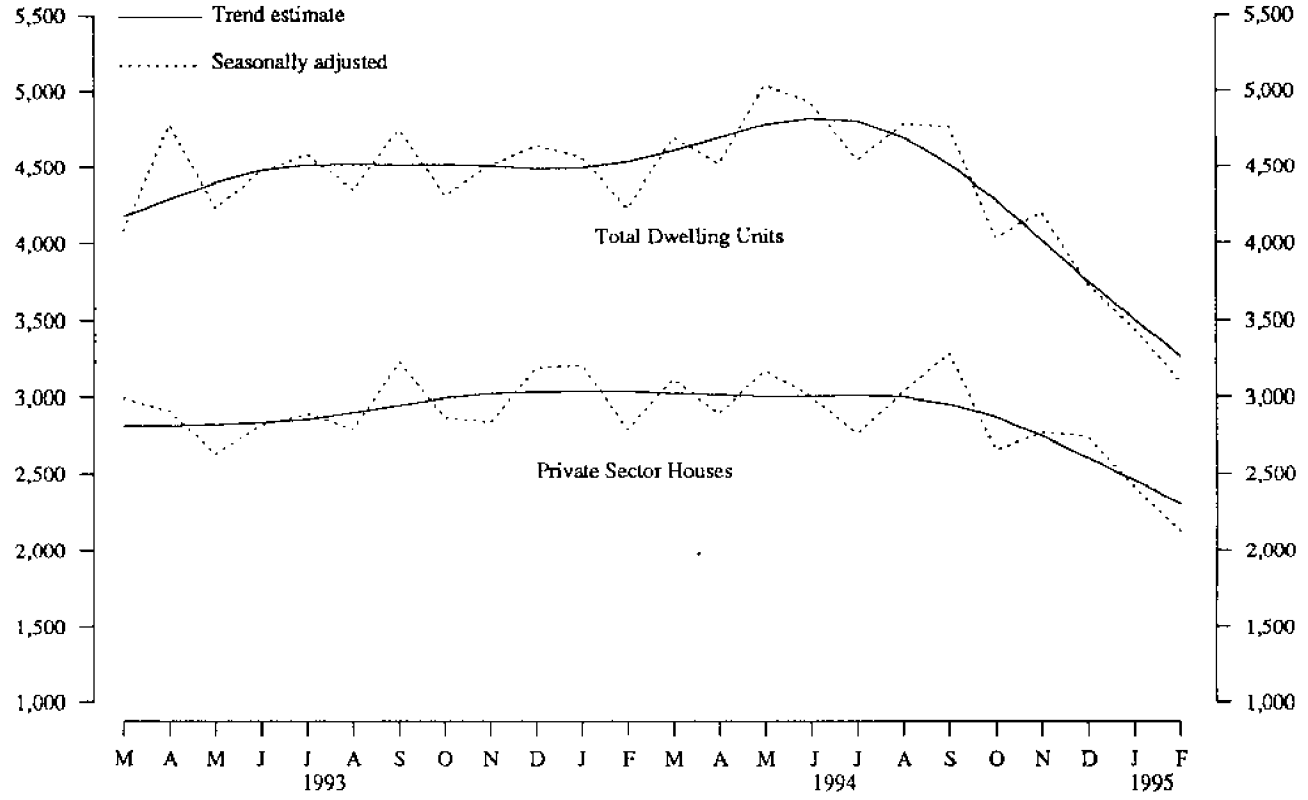
BUILDING APPROVALS, QUEENSLAND, FEBRUARY 1995

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS, QUEENSLAND



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INQUIRIES

- *for further information about statistics in this publication and the availability of related unpublished statistics,* contact Information Inquiries on Brisbane (07) 222 6351, (fax (07) 229 6042) or any ABS State office.
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MAIN FEATURES

Residential building

- **The trend estimate series for total dwelling units approved in Queensland declined by 32.0 per cent from July 1994 to February 1995. This followed a rise in the series from January 1994 to June 1994 of 7.2 per cent.**

- **Since July 1994 to February 1995 there was a decline of 23.5 per cent in the trend estimate for private sector houses.**

- **Seasonally adjusted, the number of dwelling units approved in February 1995 was down 9.9 per cent from January 1995. Approvals for private sector houses in February 1995 were down 12.1 per cent from January 1995.**

- **In original figures, the number of dwelling units approved in February 1995 was 2,908. In the private sector there were 1,922 houses and 867 other residential buildings approved in February 1995.**

Non-residential building

- **The value of non-residential building approved during the 3 months ended February 1995 was 16.0 per cent lower than for the 3 months ended November 1994.**

Total building

- **The value of all building approved in the 3 months ended February 1995 was 26.5 per cent lower than for the 3 months ended November 1994.**

BUILDING APPROVALS

	Dwelling units in new residential buildings			
Period	*Original*	*Seasonally adjusted*	*Trend estimate*	*Total building*
	No.	*No.*	*No.*	*$m*
February				
1994	3,969	4,228	4,541	456.3
1995	2,908	3,099	3,264	445.5
Three months ended—				
February 1994	11,728	13,436	13,529	1,500.5
November 1994	13,621	12,996	12,821	1,703.2
February 1995	8,938	10,263	10,517	1,251.4

NOTES

This publication contains detailed results for February 1995 from the monthly building approvals collection.

Trend estimates for the most recent months are provisional and are revised as data for additional months become available. Readers are referred to 'Reliability of Contemporary Trend Estimates' on page 3 for assistance with interpreting selected trend estimates.

Explanatory Notes are located at the back of this publication.

The publication *Building Approvals, Australia* (8731.0) has recently been redesigned. Some tables now include the number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units); this was previously shown as a footnote. This change is now reflected in this current State publication.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals for the 6 months September 1994 to February 1995.

Analysis of building approvals series has shown that the original series 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 32 to 34 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 (March 1995) were to equal the average absolute monthly percentage change in the series over the last 10 years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 7 per cent in March 1995 the trend estimate for that month would be 2,193, a movement of -5.0 per cent. The movements in the trend estimates for December 1994, January and February 1995 currently estimated to be -5.3 per cent, -5.6 per cent and -6.2 per cent, respectively, would be revised to -5.4 per cent, -5.9 per cent and -5.7 per cent, respectively. On the other hand, a 7 per cent seasonally adjusted decline in the number of private sector houses approved in March 1995 would produce a trend estimate for March of 2,074, a movement of -7.0 per cent, with the movements in the trend estimates for December, January and February being revised to -6.1 per cent, -7.0 per cent and -7.3 per cent, respectively.

PRIVATE SECTOR HOUSES APPROVED, QUEENSLAND
RELIABILITY OF TREND ESTIMATES

			Revised trend estimate if March 1995 seasonally adjusted estimate			
	Trend estimate		*is up 7% on February 1995*		*is down 7% on February 1995*	
Month	*No.*	*% change from previous month*	*No.*	*% change from previous month*	*No.*	*% change from previous month*
1994—						
September	2,954	-1.6	2,957	-1.5	2,963	-1.3
October	2,869	-2.9	2,874	-2.8	2,884	-2.7
November	2,748	-4.2	2,750	-4.3	2,754	-4.5
December	2,604	-5.3	2,600	-5.4	2,587	-6.1
1995—						
January	2,457	-5.6	2,448	-5.9	2,406	-7.0
February	2,305	-6.2	2,309	-5.7	2,230	-7.3
March	n.y.a	n.y.a	2,193	-5.0	2,074	-7.0

TOTAL DWELLING UNITS APPROVED, QUEENSLAND
RELIABILITY OF TREND ESTIMATES

			Revised trend estimate if March 1995 seasonally adjusted estimate			
	Trend estimate		*is up 7% on February 1995*		*is down 7% on February 1995*	
Month	*No*	*% change from previous month*	*No.*	*% change from previous month*	*No.*	*% change from previous month*
1994—						
September	4,518	-3.9	4,520	-3.8	4,528	-3.6
October	4,282	-5.2	4,283	-5.2	4,298	-5.1
November	4,021	-6.1	4,019	-6.2	4,027	-6.3
December	3,753	-6.7	3,757	-6.5	3,738	-7.2
1995—						
January	3,500	-6.7	3,515	-6.4	3,451	-7.7
February	3,264	-6.8	3,308	-5.9	3,187	-7.7
March	n.y.a	n.y.a	3,154	-4.7	2,971	-6.8

TABLE 1 — NUMBER OF DWELLING UNITS APPROVED

Period	*New houses*			*New other residential buildings*				*Total (a)*		
	Private sector	*Public sector*	*Total*	*Private sector*	*Public sector*	*Total*	*Conversions, etc.*	*Private sector*	*Public sector*	*Total*
BRISBANE STATISTICAL DIVISION										
1991-92	12,563	335	12,898	3,885	769	4,654	72	16,520	1,104	17,624
1992-93	13,770	286	14,056	5,973	653	6,626	48	19,791	939	20,730
1993-94	14,471	302	14,773	6,590	508	7,098	131	21,192	810	22,002
1993-94										
July-February	9,345	200	9,545	4,560	249	4,809	85	13,990	449	14,439
1994-95										
July-February	8,880	82	8,962	4,038	340	4,378	56	12,974	422	13,396
1993—										
December	1,124	2	1,126	602	18	620	49	1,775	20	1,795
1994—										
January	870	14	884	473	2	475	4	1,347	16	1,363
February	1,036	12	1,048	583	22	605	7	1,626	34	1,660
March	1,367	14	1,381	555	6	561	38	1,960	20	1,980
April	1,024	15	1,039	577	22	599	—	1,601	37	1,638
May	1,506	48	1,554	556	73	629	4	2,066	121	2,187
June	1,229	25	1,254	342	158	500	4	1,575	183	1,758
July	1,190	9	1,199	688	12	700	10	1,888	21	1,909
August	1,443	7	1,450	904	103	1,007	4	2,351	110	2,461
September	1,366	9	1,375	517	27	544	4	1,887	36	1,923
October	1,167	8	1,175	296	74	370	4	1,467	82	1,549
November	1,239	10	1,249	513	30	543	13	1,765	40	1,805
December	929	13	942	514	16	530	17	1,460	29	1,489
1995—										
January	801	13	814	216	32	248	2	1,019	45	1,064
February	745	13	758	390	46	436	2	1,137	59	1,196
QUEENSLAND										
1991-92	30,135	895	31,030	9,361	1,480	10,841	194	39,690	2,375	42,065
1992-93	33,155	726	33,881	12,690	1,214	13,904	147	45,992	1,940	47,932
1993-94	35,979	612	36,591	17,193	1,143	18,336	265	53,427	1,765	55,192
1993-94										
July-February	23,528	340	23,868	10,872	441	11,313	163	34,560	784	35,344
1994-95										
July-February	21,801	236	22,037	9,716	543	10,259	134	31,651	779	32,430
1993—										
December	2,740	40	2,780	1,335	20	1,355	52	4,127	60	4,187
1994—										
January	2,479	41	2,520	1,034	11	1,045	7	3,520	52	3,572
February	2,542	25	2,567	1,346	40	1,386	16	3,904	65	3,969
March	3,330	35	3,365	1,598	54	1,652	55	4,983	89	5,072
April	2,569	86	2,655	1,322	44	1,366	11	3,901	131	4,032
May	3,543	67	3,610	1,827	154	1,981	17	5,387	221	5,608
June	3,009	84	3,093	1,574	450	2,024	19	4,596	540	5,136
July	2,967	15	2,982	1,496	12	1,508	29	4,492	27	4,519
August	3,396	14	3,410	1,824	103	1,927	15	5,235	117	5,352
September	3,346	29	3,375	1,516	95	1,611	22	4,884	124	5,008
October	2,917	14	2,931	1,123	127	1,250	11	4,051	141	4,192
November	2,987	28	3,015	1,342	40	1,382	24	4,353	68	4,421
December	2,262	28	2,290	872	44	916	19	3,153	72	3,225
1995—										
January	2,004	69	2,073	676	48	724	8	2,688	117	2,805
February	1,922	39	1,961	867	74	941	6	2,795	113	2,908

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

TABLE 2 — VALUE OF BUILDING APPROVED
($ million)

Period	New residential building: Houses: Private sector	Houses: Public sector	Houses: Total	Other residential buildings: Private sector	Other residential buildings: Public sector	Other residential buildings: Total	Total: Private sector	Total: Public sector	Total: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
BRISBANE STATISTICAL DIVISION														
1991-92	1,105.1	21.5	1,126.5	250.5	39.7	290.2	1,355.6	61.2	1,416.8	119.1	394.7	716.7	1,869.3	2,252.6
1992-93	1,237.8	22.3	1,260.1	399.5	38.9	438.4	1,637.2	61.2	1,698.4	117.4	447.2	780.0	2,201.7	2,595.9
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
1993-94 July-February	861.9	17.6	879.5	301.9	15.2	317.1	1,163.8	32.8	1,196.6	83.8	599.3	832.3	1,846.9	2,112.7
1994-95 July-February	837.7	7.3	845.0	328.0	44.4	372.4	1,165.8	51.7	1,217.5	88.9	429.5	565.8	1,684.1	1,872.2
1993—														
December	102.2	0.3	102.5	40.7	1.4	42.1	143.0	1.7	144.7	11.7	85.2	266.3	239.9	422.7
1994—														
January	80.4	1.3	81.7	32.3	0.1	32.4	112.7	1.4	114.1	8.3	29.8	30.5	150.8	152.9
February	94.5	1.1	95.6	40.6	1.2	41.8	135.1	2.4	137.5	9.8	42.0	49.4	186.9	196.7
March	126.0	1.3	127.3	46.6	0.3	46.9	172.6	1.6	174.2	12.1	48.1	54.7	232.8	241.0
April	92.3	1.2	93.5	35.1	1.3	36.4	127.4	2.5	129.9	8.6	24.6	28.0	160.6	166.5
May	135.4	3.7	139.0	40.3	4.3	44.6	175.7	7.9	183.6	10.0	50.8	62.4	236.5	256.1
June	118.5	2.4	121.0	21.5	11.1	32.7	140.1	13.6	153.6	10.7	74.8	96.7	225.6	261.0
July	113.6	0.7	114.4	71.6	0.9	72.6	185.3	1.6	186.9	12.8	47.0	53.3	245.1	253.0
August	134.4	0.7	135.1	71.1	29.5	100.6	205.6	30.2	235.7	11.1	86.1	93.0	302.7	339.8
September	126.3	0.9	127.3	37.9	1.6	39.5	164.3	2.5	166.8	11.7	54.3	58.1	230.3	236.6
October	110.6	0.6	111.3	17.1	4.2	21.3	127.7	4.8	132.5	11.8	101.9	143.6	241.4	288.0
November	114.3	0.9	115.3	33.8	1.8	35.6	148.1	2.7	150.9	13.9	31.9	52.4	194.0	217.1
December	87.6	1.1	88.7	37.7	1.0	38.7	125.3	2.1	127.4	10.6	39.4	51.4	175.3	189.4
1995—														
January	77.2	1.0	78.3	14.3	2.2	16.6	91.6	3.3	94.9	8.3	27.0	32.1	126.9	135.2
February	73.5	1.3	74.8	44.4	3.2	47.6	117.9	4.5	122.4	8.7	41.9	82.1	168.5	213.2
QUEENSLAND														
1991-92	2,514.8	62.3	2,577.0	588.4	80.2	668.6	3,103.2	142.5	3,245.7	205.8	1,079.2	1,530.7	4,387.4	4,982.1
1992-93	2,830.5	57.8	2,888.3	869.6	71.6	941.2	3,700.1	129.4	3,829.6	212.9	941.8	1,383.9	4,854.6	5,426.3
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
1993-94 July-February	2,074.2	29.8	2,104.0	751.0	27.0	778.0	2,825.2	56.8	2,882.0	151.9	947.9	1,254.7	3,924.9	4,288.7
1994-95 July-February	2,031.0	22.1	2,053.1	731.7	57.5	789.2	2,762.6	79.6	2,842.3	162.6	873.7	1,160.7	3,798.6	4,165.6
1993—														
December	242.3	3.6	246.0	93.0	1.5	94.5	335.4	5.1	340.5	18.7	124.3	317.1	478.4	676.4
1994—														
January	215.7	3.8	219.5	72.7	0.7	73.4	288.4	4.5	292.9	13.6	57.7	61.3	359.7	367.8
February	222.5	2.2	224.7	107.6	2.4	110.0	330.1	4.6	334.7	16.6	93.7	105.1	440.4	456.3
March	298.3	3.1	301.4	170.3	2.9	173.2	468.7	6.0	474.7	20.8	119.1	136.5	608.5	632.0
April	227.4	7.2	234.6	86.0	2.7	88.7	313.4	9.9	323.4	16.6	55.6	63.5	385.7	403.4
May	319.8	5.3	325.1	131.3	10.4	141.7	451.1	15.7	466.8	19.9	99.3	145.9	570.3	632.7
June	280.4	7.9	288.3	125.5	30.4	155.9	405.9	38.3	444.1	19.9	126.6	161.0	551.5	625.1
July	277.0	1.4	278.4	125.5	0.9	126.5	402.5	2.3	404.9	22.2	98.6	138.7	523.3	565.8
August	313.9	1.3	315.1	134.6	29.5	164.1	448.4	30.8	479.2	21.2	123.4	144.9	593.1	645.3
September	308.9	2.5	311.4	112.9	6.0	118.9	421.8	8.5	430.3	22.3	98.3	114.1	542.4	566.7
October	272.0	1.1	273.1	76.1	7.3	83.3	348.1	8.4	356.4	22.9	150.0	213.8	520.8	593.2
November	276.7	2.6	279.4	87.5	2.6	90.1	364.2	5.2	369.4	25.2	108.6	148.7	498.0	543.3
December	207.0	2.4	209.4	64.5	2.9	67.5	271.6	5.3	276.9	17.3	78.6	113.7	367.4	408.0
1995—														
January	190.4	5.9	196.2	50.2	3.3	53.5	240.6	9.1	249.7	14.7	107.3	133.4	362.6	397.9
February	185.1	5.0	190.1	80.3	5.0	85.4	265.4	10.0	275.4	16.8	109.0	153.3	391.0	445.5

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

	Houses				*Total*			
	Private sector		*Total*		*Private sector*		*Total*	
Period	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*
1993—								
December	3,194	3,031	3,259	3,079	4,623	4,440	4,644	4,489
1994—								
January	3,211	3,038	3,271	3,084	4,581	4,426	4,564	4,499
February	2,793	3,038	2,802	3,083	4,093	4,425	4,228	4,541
March	3,119	3,025	3,141	3,069	4,614	4,443	4,699	4,608
April	2,894	3,013	2,984	3,058	4,239	4,495	4,525	4,699
May	3,176	3,005	3,224	3,055	4,690	4,560	5,042	4,777
June	3,008	3,007	3,037	3,058	4,834	4,628	4,921	4,821
July	2,766	3,012	2,831	3,058	4,289	4,657	4,550	4,800
August r	3,035	3,001	3,070	3,040	4,754	4,605	4,777	4,699
September r	3,285	2,954	3,334	2,988	4,780	4,444	4,762	4,518
October r	2,660	2,869	2,686	2,903	4,003	4,196	4,037	4,282
November r	2,769	2,748	2,744	2,786	4,007	3,898	4,197	4,021
December r	2,738	2,604	2,820	2,646	3,566	3,592	3,726	3,753
1995—								
January r	2,410	2,457	2,498	2,504	3,153	3,307	3,438	3,500
February	2,119	2,305	2,145	2,358	2,937	3,034	3,099	3,264

(a) Including *Conversions, etc.* See paragraphs 10 to 12 of the Explanatory Notes. (b) See paragraphs 32 to 34 of the Explanatory Notes.

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

	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*
Period	*Private sector*	*Total*							
1991-92	2,358.5	2,416.9	706.8	3,123.7	193.0	1,121.4	1,590.3	4,302.6	4,907.1
1992-93	2,583.8	2,636.2	984.9	3,621.1	194.4	966.4	1,419.0	4,664.7	5,234.5
1993-94	2,869.5	2,917.2	1,377.3	4,294.6	205.5	1,360.7	1,777.4	5,747.7	6,277.5
1993—									
Sept. qtr	764.3	772.3	304.5	1,076.8	57.2	508.2	562.5	1,619.0	1,696.5
Dec. qtr	703.2	716.5	311.3	1,027.8	52.0	298.4	539.1	1,361.1	1,618.9
1994—									
Mar. qtr	661.7	669.9	367.0	1,036.9	45.8	272.1	304.6	1,342.8	1,387.3
June qtr	740.3	758.5	394.6	1,153.1	50.5	282.0	371.1	1,424.8	1,574.7
Sept. qtr	799.0	803.6	415.3	1,218.9	58.4	319.7	396.9	1,559.0	1,674.2
Dec. qtr	665.3	670.7	243.1	913.7	57.6	335.1	473.4	1,291.9	1,444.7

(a) See paragraphs 20 to 25 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, QUEENSLAND
($ million)

Class of building	*1992-93*	*1993-94*	*July-February*		*1994*	*1995*	
			1993-94	*1994-95*	*December*	*January*	*February*
PRIVATE SECTOR							
New houses	2,830.5	3,200.2	2,074.2	2,031.0	207.0	190.4	185.1
New other residential buildings	869.6	1,264.1	751.0	731.7	64.5	50.2	80.3
Total new residential building	*3,700.1*	*4,464.3*	*2,825.2*	*2,762.6*	*271.6*	*240.6*	*265.4*
Alterations and additions to residential buildings	212.7	228.1	151.8	162.3	17.3	14.7	16.7
Hotels, etc.	37.3	302.1	275.9	55.4	12.9	1.4	20.1
Shops	314.0	332.1	196.6	323.1	17.0	63.6	22.3
Factories	87.7	109.8	68.1	67.7	6.7	4.2	8.3
Offices	89.4	160.9	111.1	97.9	12.2	4.9	11.0
Other business premises	170.6	153.0	89.0	141.4	11.0	13.1	18.6
Educational	44.9	66.4	55.0	44.4	4.1	4.1	3.1
Religious	17.0	14.3	9.4	7.3	0.2	0.6	1.4
Health	49.9	59.7	40.1	38.8	4.7	2.8	3.7
Entertainment and recreational	48.8	78.1	49.8	63.1	2.0	10.5	14.0
Miscellaneous	82.1	72.0	52.8	34.7	7.9	2.2	6.3
Total non-residential building	*941.8*	*1,348.4*	*947.9*	*873.7*	*78.6*	*107.3*	*109.0*
Total	**4,854.6**	**6,040.9**	**3,924.9**	**3,798.6**	**367.4**	**362.6**	**391.0**
PUBLIC SECTOR							
New houses	57.8	53.3	29.8	22.1	2.4	5.9	5.0
New other residential buildings	71.6	73.4	27.0	57.5	2.9	3.3	5.0
Total new residential building	*129.4*	*126.7*	*56.8*	*79.6*	*5.3*	*9.1*	*10.0*
Alterations and additions to residential buildings	0.2	1.1	0.2	0.3	—	-	0.1
Hotels, etc.	—	2.3	2.3	1.7	—	—	1.7
Shops	1.6	3.3	2.4	7.0	0.3	0.9	0.1
Factories	5.7	4.2	1.9	1.2	0.2	—	—
Offices	102.5	34.8	19.9	25.3	1.8	0.1	4.6
Other business premises	31.1	186.5	180.0	14.5	9.2	0.4	1.5
Educational	115.6	97.8	78.0	158.6	10.2	5.6	10.7
Religious	—	—		—	—	—	—
Health	12.6	42.0	5.8	26.2	—	—	23.7
Entertainment and recreational	153.4	19.6	9.4	14.2	1.9	10.9	0.2
Miscellaneous	19.7	22.6	7.1	38.5	11.7	8.3	1.9
Total non-residential building	*442.2*	*413.1*	*306.8*	*287.1*	*35.2*	*26.2*	*44.3*
Total	**571.8**	**540.9**	**363.8**	**367.0**	**40.5**	**35.3**	**54.5**
TOTAL							
New houses	2,888.3	3,253.5	2,104.0	2,053.1	209.4	196.2	190.1
New other residential buildings	941.2	1,337.5	778.0	789.2	67.5	53.5	85.4
Total new residential building	*3,829.6*	*4,591.0*	*2,882.0*	*2,842.3*	*276.9*	*249.7*	*275.4*
Alterations and additions to residential buildings	212.9	229.2	151.9	162.6	17.3	14.7	16.8
Hotels, etc.	37.3	304.4	278.2	57.1	12.9	1.4	21.8
Shops	315.6	335.4	199.0	330.1	17.3	64.5	22.5
Factories	93.4	114.0	70.0	68.9	6.8	4.2	8.3
Offices	191.9	195.7	131.0	123.2	14.0	5.0	15.7
Other business premises	201.7	339.5	269.1	155.9	20.2	13.4	20.1
Educational	160.5	164.2	133.0	202.9	14.2	9.7	13.8
Religious	17.0	14.3	9.4	7.3	0.2	0.6	1.4
Health	62.4	101.7	45.9	64.9	4.7	2.8	27.4
Entertainment and recreational	202.2	97.7	59.3	77.2	3.9	21.4	14.2
Miscellaneous	101.9	94.6	59.9	73.2	19.6	10.5	8.3
Total non-residential building	*1,383.9*	*1,761.6*	*1,254.7*	*1,160.7*	*113.7*	*133.4*	*153.3*
Total	**5,426.3**	**6,581.8**	**4,288.7**	**4,165.6**	**408.0**	**397.9**	**445.5**

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

Period	$50,000 to less than $200,000		$200,000 to less than $500,000		$500,000 to less than $1m		$1m to less than $5m		$5m and over		Total	
	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)
HOTELS, ETC.												
1994 — December	2	0.1	1	0.3	—	—	—	—	1	12.5	4	12.9
1995 — January	7	0.7	2	0.7	—	—	—	—	—	—	9	1.4
February	1	0.1	3	0.8	1	0.6	3	7.9	1	12.5	9	21.8
SHOPS												
1994 — December	42	3.8	14	4.1	6	3.8	4	5.6	—	—	66	17.3
1995 — January	36	3.7	16	4.8	9	6.2	5	12.4	2	37.4	68	64.5
February	46	4.7	15	4.2	4	2.2	6	11.3	—	—	71	22.5
FACTORIES												
1994 — December	23	2.8	6	1.7	3	2.4	—	—	—	—	32	6.8
1995 — January	9	1.2	4	1.3	3	1.8	—	—	—	—	16	4.2
February	16	1.6	5	1.3	4	3.3	2	2.1	—	—	27	8.3
OFFICES												
1994 — December	22	2.2	7	1.8	6	4.0	2	6.0	—	—	37	14.0
1995 — January	13	1.5	10	3.0	1	0.5	—	—	—	—	24	5.0
February	25	2.1	12	3.8	6	4.1	3	5.7	—	—	46	15.7
OTHER BUSINESS PREMISES												
1994 — December	27	2.8	14	3.7	5	3.0	2	2.8	1	7.8	49	20.2
1995 — January	28	3.1	14	3.8	6	3.7	2	2.8	—	—	50	13.4
February	30	3.5	13	3.6	6	4.4	6	8.6	—	—	55	20.1
EDUCATIONAL												
1994 — December	16	1.8	10	3.3	6	4.1	4	5.0	—	—	36	14.2
1995 — January	18	2.4	14	3.6	1	0.6	2	3.1	—	—	35	9.7
February	4	0.6	10	2.9	3	2.6	3	7.7	—	—	20	13.8
RELIGIOUS												
1994 — December	2	0.2	—	—	—	—	—	—	—	—	2	0.2
1995 — January	4	0.4	1	0.2	—	—	—	—	—	—	5	0.6
February	1	0.1	1	0.3	—	—	1	1.0	—	—	3	1.4
HEALTH												
1994 — December	3	0.3	1	0.2	2	1.2	1	3.0	—	—	7	4.7
1995 — January	1	0.1	1	0.2	1	0.5	1	2.0	—	—	4	2.8
February	4	0.4	4	1.5	2	1.1	1	1.0	1	23.4	12	27.4
ENTERTAINMENT AND RECREATIONAL												
1994 — December	8	0.9	2	0.7	1	0.5	1	1.8	—	—	12	3.9
1995 — January	10	1.3	7	2.3	2	1.3	5	10.3	1	6.3	25	21.4
February	11	1.0	8	2.3	2	1.2	5	9.6	—	—	26	14.2
MISCELLANEOUS												
1994 — December	12	1.5	11	3.4	—	—	3	8.8	1	5.8	27	19.6
1995 — January	12	1.4	4	1.2	—	—	—	—	1	7.9	17	10.5
February	6	0.5	5	1.8	—	—	3	6.0	—	—	14	8.3
TOTAL NON-RESIDENTIAL BUILDING												
1994 — December	157	16.3	66	19.2	29	19.1	17	32.9	3	26.1	272	113.7
1995 — January	138	15.7	73	21.0	23	14.5	15	30.6	4	51.6	253	133.4
February	144	14.5	76	22.5	28	19.6	33	60.9	2	35.9	283	153.3

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, QUEENSLAND, FEBRUARY 1995

Statistical division	New houses	New other residential building: Semi-detached, row or terrace houses, townhouses, etc. of: 1 storey	2 or more storeys	Total	Flats, units or apartments in a building of: 1-2 storeys	3 storeys	4 or more storeys	Total	Total	Total new residential building
					NUMBER OF DWELLING UNITS					
Brisbane	758	26	143	169	42	73	152	267	436	1,194
Moreton	533	58	168	226	28	91	76	195	421	954
Wide Bay-Burnett	195	5	—	5	—	—	—	—	5	200
Darling Downs	72	—	2	2	—	—	—	—	2	74
South West	7	4	—	4	—	—	—	—	4	11
Fitzroy	95	6	—	6	—	—	—	—	6	101
Central West	3	—	—	—	—	—	—	—	—	3
Mackay	89	9	—	9	—	—	—	—	9	98
Northern	96	7	—	7	5	6	—	11	18	114
Far North	112	8	7	15	10	—	15	25	40	152
North West	1	—	—	—	..	—	—	—	—	1
Queensland	**1,961**	**123**	**320**	**443**	**85**	**170**	**243**	**498**	**941**	**2,902**
					VALUE ($'000)					
Brisbane	74,770	1,604	10,598	12,202	2,230	5,192	28,000	35,422	47,624	122,394
Moreton	53,524	2,938	10,866	13,804	1,830	7,225	9,400	18,455	32,259	85,784
Wide Bay-Burnett	16,350	216	—	216	—	—	—	—	216	16,566
Darling Downs	6,748	—	100	100	—	—	—	—	100	6,848
South West	591	267	—	267	—	—	—	—	267	858
Fitzroy	9,339	400	—	400	—	—	—	—	400	9,739
Central West	264	—	—	—	—	—	—	—	—	264
Mackay	8,394	554	—	554	—	—	—	—	554	8,948
Northern	10,605	347	—	347	310	600	—	910	1,257	11,862
Far North	9,384	458	350	808	365	—	1,500	1,865	2,673	12,057
North West	117	—	—	—	—	—	—	—	—	117
Queensland	**190,087**	**6,785**	**21,914**	**28,699**	**4,735**	**13,017**	**38,900**	**56,652**	**85,351**	**275,438**

(a) Excluding *Conversions, etc.*

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

Period	Double brick (b) (c)	Brick veneer (b)	Timber	Fibre cement	Other	Total
1991-92	1,659	24,255	2,641	1,865	610	31,030
1992-93	1,927	26,621	3,321	1,517	495	33,881
1993-94	2,156	28,884	3,163	1,540	854	36,591
1993-94						
July-February	1,156	19,016	2,163	974	566	23,868
1994-95						
July-February	1,636	17,073	1,924	892	512	22,037
1993—						
December	223	2,136	226	121	74	2,780
1994—						
January	212	1,936	180	119	73	2,520
February	155	2,013	198	139	68	2,567
March	167	2,694	264	152	87	3,365
April	316	1,966	220	120	33	2,655
May	310	2,804	263	145	88	3,610
June	207	2,404	253	149	80	3,093
July	102	2,403	244	150	83	2,982
August	161	2,726	292	139	92	3,410
September	243	2,620	331	122	59	3,375
October	224	2,278	256	134	39	2,931
November	293	2,336	243	102	41	3,015
December	220	1,689	231	82	68	2,290
1995—						
January	162	1,597	151	83	80	2,073
February	231	1,424	176	80	50	1,961

(a) Excluding *Conversions, etc.* (b) Including bricks or blocks of clay, concrete or calcium silicate. (c) Including concrete poured on site, prefabricated steel-reinforced concrete and stone.

TABLE 9 — TYPE OF BUILDING APPROVED IN STATISTICAL DIVISIONS AND STATISTICAL DISTRICTS, QUEENSLAND, FEBRUARY 1995

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	758	74,770	436	47,624	1,194	122,394	8,720	82,083	213,197
Moreton	533	53,524	421	32,259	954	85,784	2,551	21,343	109,677
Wide Bay-Burnett	195	16,350	5	216	200	16,566	579	8,032	25,178
Darling Downs	72	6,748	2	100	74	6,848	735	6,343	13,925
South West	7	591	4	267	11	858	44	158	1,060
Fitzroy	95	9,339	6	400	101	9,739	877	8,983	19,599
Central West	3	264	--	—	3	264	12	—	276
Mackay	89	8,394	9	554	98	8,948	950	3,871	13,770
Northern	96	10,605	18	1,257	114	11,862	1,012	877	13,752
Far North	112	9,384	40	2,673	152	12,057	1,280	21,603	34,940
North West	1	117	—	—	1	117	—	—	117
Queensland	**1,961**	**190,087**	**941**	**85,351**	**2,902**	**275,438**	**16,759**	**153,294**	**445,491**
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	232	24,332	272	23,171	504	47,504	1,220	12,398	61,122
Sunshine Coast	113	12,794	149	9,088	262	21,882	370	6,465	28,718
Bundaberg (c)	37	3,262	—	—	37	3,262	115	2,339	5,716
Gladstone	27	2,344	4	300	31	2,644	176	1,406	4,226
Rockhampton	24	2,333	—	—	24	2,333	400	5,759	8,492
Mackay	36	3,726	5	314	41	4,040	286	3,343	7,669
Townsville (c)	67	7,874	13	1,057	80	8,931	663	444	10,038
Cairns	67	5,371	36	2,365	103	7,736	625	8,300	16,661

(a) Excluding *Conversions, etc.* (b) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales. (c) See paragraph 31 of the Explanatory Notes.

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, FEBRUARY 1995

Local government area	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)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (b)									
Albert (S)	203	21,078	81	4,868	284	25,946	641	8,782	35,369
Beaudesert (S)	45	4,661	—	—	45	4,661	313	228	5,202
Boonah (S)	7	524	—	—	7	524	10	—	534
Brisbane (C)	324	36,287	406	45,973	730	82,260	6,772	66,137	155,170
Caboolture (S)	111	8,868	—	—	111	8,868	180	5,182	14,231
Caloundra (C)	54	5,158	6	500	60	5,658	381	2,483	8,522
Esk (S)	7	533	—	—	7	533	80	160	773
Gatton (S)	11	1,044	—	—	11	1,044	98	193	1,335
Gold Coast (C)	70	6,765	191	18,304	261	25,068	670	3,616	29,354
Ipswich (C)	12	1,097	—	—	12	1,097	183	585	1,865
Kilcoy (S)	4	270	—	—	4	270	110	—	380
Laidley (S)	15	1,130	—	—	15	1,130	—	60	1,190
Logan (C)	105	8,786	20	1,196	125	9,982	292	3,587	13,861
Maroochy (S)	75	7,292	123	6,874	198	14,166	66	2,211	16,443
Moreton (S)	58	5,171	—	—	58	5,171	245	1,906	7,322
Noosa (S)	48	5,794	20	1,714	68	7,508	180	1,825	9,512
Pine Rivers (S)	59	5,639	2	120	61	5,759	462	3,289	9,510
Redcliffe (C)	9	884	8	335	17	1,219	88	610	1,917
Redland (S)	74	7,312	—	—	74	7,312	501	2,573	10,386
Brisbane and Moreton (SDs)	**1,291**	**128,294**	**857**	**79,883**	**2,148**	**208,178**	**11,271**	**103,426**	**322,875**
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	21	1,970	—	—	21	1,970	29	2,229	4,227
Burnett (S)	25	2,220	—	—	25	2,220	146	110	2,476
Cooloola (S)	20	1,821	—	—	20	1,821	36	3,216	5,072
Gayndah (S)	1	68	—	—	1	68	—	—	68
Hervey Bay (C)	61	5,290	—	—	61	5,290	205	300	5,795
Isis (S)	12	889	—	—	12	889	23	—	911
Kingaroy (S)	5	348	3	130	8	478	58	179	714
Kolan (S)	14	922	—	—	14	922	—	—	922
Maryborough (C)	12	1,134	—	—	12	1,134	—	600	1,734
Miriam Vale (S)	4	315	2	86	6	401	18	1,105	1,525
Mundubbera (S)	1	67	—	—	1	67	—	—	67
Nanango (S)	7	461	—	—	7	461	13	—	474
Tiaro (S)	4	184	—	—	4	184	—	—	184
Other areas	8	662	—	—	8	662	53	294	1,008
Wide Bay-Burnett (SD)	**195**	**16,350**	**5**	**216**	**200**	**16,566**	**579**	**8,032**	**25,178**

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, FEBRUARY 1995—*continued*

Local government area	*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)*			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	—	—	—	—	—	—	—	—	—
Chinchilla (S)	3	207	—	—	3	207	—	—	207
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	9	900	—	—	9	900	87	—	987
Dalby (T)	4	362	—	—	4	362	—	2,655	3,017
Goondiwindi (T)	2	236	—	—	2	236	—	—	236
Jondaryan (S)	3	239	—	—	3	239	89	408	736
Millmerran (S)	—	—	—	—	—	—	—	—	—
Pittsworth (S)	3	237	—	—	3	237	76	—	313
Rosalie (S)	5	366	—	—	5	366	14	—	379
Stanthorpe (S)	3	290	—	—	3	290	12	—	302
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	30	2,941	2	100	32	3,041	198	1,690	4,928
Wambo (S)	3	230	—	—	3	230	190	—	420
Warwick (S)	7	739	—	—	7	739	70	1,590	2,400
Other areas	—	—	—	—	—	—	—	—	—
Darling Downs (SD)	**72**	**6,748**	**2**	**100**	**74**	**6,848**	**735**	**6,343**	**13,925**
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	—	—	—	—	—	—	13	—	13
Roma (T)	3	236	4	267	7	503	14	158	675
Other areas	4	355	—	—	4	355	17	—	372
South West (SD)	**7**	**591**	**4**	**267**	**11**	**858**	**44**	**158**	**1,060**
FITZROY STATISTICAL DIVISION									
Banana (S)	1	50	—	—	1	50	82	—	132
Calliope (S)	10	770	—	—	10	770	149	648	1,567
Duaringa (S)	—	—	—	—	—	—	17	—	17
Emerald (S)	11	1,196	—	—	11	1,196	48	60	1,304
Fitzroy (S)	7	493	—	—	7	493	202	—	695
Gladstone (C)	17	1,574	4	300	21	1,874	62	758	2,694
Livingstone (S)	30	3,268	2	100	32	3,368	67	1,759	5,194
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	19	1,988	—	—	19	1,988	250	5,759	7,996
Other areas	—	—	—	—	—	—	—	—	—
Fitzroy (SD)	**95**	**9,339**	**6**	**400**	**101**	**9,739**	**877**	**8,983**	**19,599**
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	2	184	—	—	2	184	—	—	184
Other areas	1	80	—	—	1	80	12	—	92
Central West (SD)	**3**	**264**	**—**	**—**	**3**	**264**	**12**	**—**	**276**

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, FEBRUARY 1995—*continued*

Local government area	Dwelling units in new residential buildings (a): Houses Number	Houses Value ($'000)	Other residential buildings Number	Other residential buildings Value ($'000)	Total Number	Total Value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building ($'000)	Total ($'000)
MACKAY STATISTICAL DIVISION									
Belyando (S)	—	—	—	—	—	—	220	—	220
Broadsound (S)	2	127	—	—	2	127	—	—	127
Mackay (C)	53	5,418	9	554	62	5,972	391	3,343	9,707
Sarina (S)	14	1,269	—	—	14	1,269	187	200	1,656
Whitsunday (S)	17	1,313	—	—	17	1,313	138	328	1,779
Other areas	3	268	—	—	3	268	14	—	281
Mackay (SD)	**89**	**8,394**	**9**	**554**	**98**	**8,948**	**950**	**3,871**	**13,770**
NORTHERN STATISTICAL DIVISION									
Bowen (S)	4	366	—	—	4	366	128	—	495
Burdekin (S)	10	980	—	—	10	980	78	105	1,163
Charters Towers (C)	—	—	—	—	—	—	17	80	97
Dalrymple (S)	—	—	—	—	—	—	—	—	—
Hinchinbrook (S)	5	542	5	200	10	742	76	169	987
Thuringowa (C)	38	3,365	—	—	38	3,365	415	229	4,010
Townsville (C)	39	5,351	13	1,057	52	6,408	298	294	7,000
Northern (SD)	**96**	**10,605**	**18**	**1,257**	**114**	**11,862**	**1,012**	**877**	**13,752**
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	10	922	2	120	12	1,042	151	—	1,193
Cairns (C)	10	779	12	430	22	1,209	393	8,300	9,902
Cardwell (S)	7	551	—	—	7	551	284	—	834
Cook (S) (including Weipa)	—	—	—	—	—	—	—	—	—
Douglas (S)	9	903	—	—	9	903	12	12,800	13,715
Eacham (S)	6	619	—	—	6	619	136	—	755
Johnstone (S)	—	—	—	—	—	—	—	—	—
Mareeba (S)	8	690	—	—	8	690	62	503	1,254
Mulgrave (S)	58	4,642	24	1,935	82	6,577	232	—	6,809
Torres (S)	—	—	—	—	—	—	—	—	—
Other areas	4	278	2	188	6	466	11	—	477
Far North (SD)	**112**	**9,384**	**40**	**2,673**	**152**	**12,057**	**1,280**	**21,603**	**34,940**
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	1	117	—	—	1	117	—	—	117
Mount Isa (C)	—	—	—	—	—	—	—	—	—
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	**1**	**117**	**—**	**—**	**1**	**117**	**—**	**—**	**117**
QUEENSLAND									
Queensland	**1,961**	**190,087**	**941**	**85,351**	**2,902**	**275,438**	**16,759**	**153,294**	**445,491**

(a) Excluding ***Conversions, etc.*** (b) See paragraph 27 of the Explanatory Notes. (C) City. (T) Town. (S) Shire. (SD) Statistical division.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building approvals reported by approving authorities in each legal local government area.

2. Care should be taken with the interpretation of the significance of changes in the level of building approvals between individual months. Variations can be due not only to changes in economic conditions but also to fluctuations arising from the inclusion of large-scale projects and by the administrative arrangements of local government and semi-government authorities.

Scope and coverage

3. 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).

4. 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.

5. Statistics of building work approved are compiled from: (a) permits issued by local government authorities in areas subject to building control by those authorities and (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities. Major building activity which is not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

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 and

(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 the design of a building, 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, 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 building' 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' as follows:

(a) A 'house' is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with 'non-residential buildings' are defined as houses for the purpose of these statistics.

(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. town houses, duplexes, apartment buildings, etc.).

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

11. In addition, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, now 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. *Values* data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) *as reported on approval documents*. For 'houses' these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can and often do differ significantly from the completed value of the building.

EXPLANATORY NOTES — *continued*

Definitions — *continued*

14. The *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 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. 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' and a detached cafeteria building to 'shops', while factory buildings would be classified to 'factories'. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'educational'.

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

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

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

(a) *Semi-detached, row or terrace houses, townhouses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with:

- one storey or
- two or more storeys.

(b) *Flats, units or apartments, etc.* (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:

- one or two storeys;
- three storeys or
- four or more storeys.

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

Estimates at constant prices

20. The base year of constant price estimates of building approvals in this publication is 1989–90.

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

22. A more detailed discussion of the need for rebasing constant price estimates and factors affecting the choice of base year is contained in the information paper *Change in Base Year of Constant Price Estimates From 1984–85 to 1989–90* (5227.0) released on 10 December 1992.

23. Estimates of the quarterly value of building approvals at average 1989–90 prices are presented in original terms for Queensland in Table 4. (Note that monthly value data at constant prices are not available.)

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

25. 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 Section 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

Australian Standard Geographical Classification

26. The data are presented according to the Australian Standard Geographical Classification (ASGC), Edition 2.4.

27. The legal 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 legal local government areas cross the contiguous boundary of these two statistical divisions.

28. *Legal 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).

29. *Statistical divisions*, which are groupings of whole or part of LGAs, are designed to be relatively homogeneous regions characterised by identifiable social and economic

EXPLANATORY NOTES — *continued*

Australian Standard Geographical Classification — *continued*

units within the region. The Brisbane Statistical Division comprises the Cities of Brisbane, Ipswich, Logan and Redcliffe, the Shires of Pine Rivers and Redland and parts of the Shires of Albert, Beaudesert, Caboolture and Moreton.

30. *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 as having a population of 25,000 or more and experiencing urban growth beyond the LGA boundaries.

31. From July 1994 the statistics reflect the changes made to the ASGC spatial units.

(a) Cooloola (S) has been formed by the amalgamation of Gympie (C) and Widgee (S).

(b) The boundaries of Brisbane (C) and Logan (C) were amended by the transfer of Underwood Pt A to Underwood Pt B (renamed Underwood); the transfer of part of Karawatha to Woodridge; and part of Rochedale South to Burbank.

(c) (i) Burnett (S) has been formed by the amalgamation of Gooburrum (S) and Woongarra (S).

(ii) The boundaries of Bundaberg (C) and Burnett (S) were amended by the transfer of part of Burnett (S) to Bundaberg (C).

(d) The boundaries of Maryborough (C) and Woocoo (S) were amended by the transfer of part of Woocoo (S) to Maryborough (C).

(e) Warwick (S) has been formed by the amalgamation of Warwick (C) and the Shires of Allora, Glengallan and Rosenthal.

(f) The City of Mackay comprises the amalgamated areas of the former City of Mackay and Shire of Pioneer.

(g) The boundaries of Burdekin (S), Dalrymple (S), Hinchinbrook (S), Thuringowa (C) and Townsville (C) were amended by the transfer of part of Burdekin (S) to Dalrymple (S); part of Dalrymple (S) to Thuringowa (C); part of Thuringowa (C) to Townsville (C); part of Townsville (C) to Hinchinbrook (S); part of Thuringowa (C) to Burdekin (S); and part of Thuringowa (C) to Dalrymple (S).

(h) The boundaries of Bundaberg and Townsville Statistical Districts have been altered. For further details, inquiries should be made to the contact shown at the front of this publication.

Seasonal adjustment

32. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation. The seasonally adjusted series can, however, be smoothed to reduce the impact of the irregular component thereby creating the trend estimate series. Both the seasonally adjusted and trend estimate series are shown in Table 3.

33. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, 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.

34. For more information on seasonal adjustment of this series, users should refer to the ABS publications *Building Approvals* (8731.0) and *Seasonally Adjusted Indicators* (1308.0).

Related publications

35. Users may also wish to refer to the following publications which are available on request:

Dwelling Unit Commencements Reported by Approving Authorities (8741.3) – Monthly ($11.00)
Building Activity (8752.3) – Quarterly ($12.00)

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

Unpublished statistics

37. As well as the statistics included in this and related publications, the ABS may have other relevant unpublished data available. Inquiries should be made to the contact shown at the front of this publication.

Symbols and other usages

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

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

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