

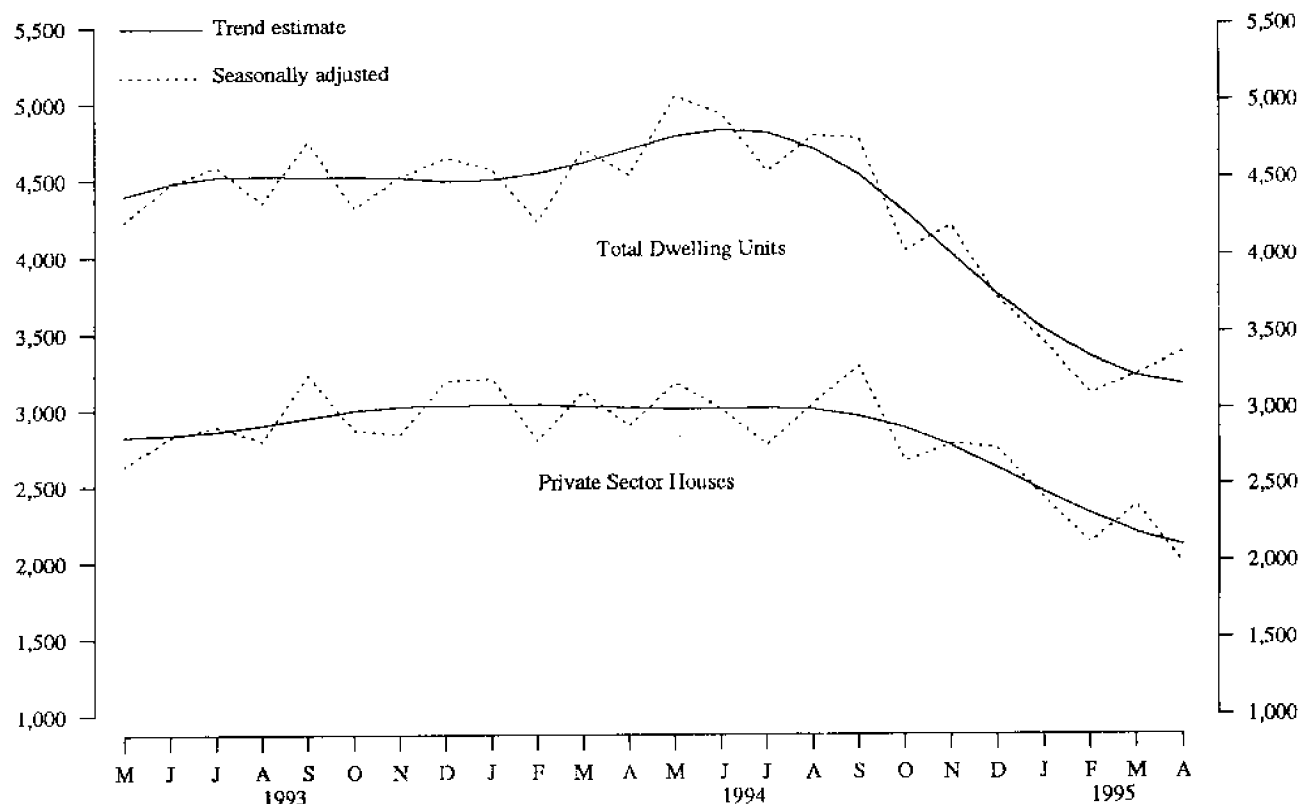


**April 1995**  
**Building Approvals**  
**Queensland**

**Catalogue No. 8731.3**





**BUILDING APPROVALS, QUEENSLAND, APRIL 1995****DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS,  
QUEENSLAND**

313 Adelaide Street  
**BRISBANE Q 4000**  
 6 June 1995

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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- *for further information about statistics in this publication and the availability of related unpublished statistics, contact Information Inquiries on Brisbane (07) 222 6351, (fax (07) 229 6042) or any ABS State office.*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 continued its downward path in April 1995. The April figure decreased by 1.8 per cent from the revised March estimate.
- The trend estimate series for private sector houses for April 1995 recorded a decline of 3.7 per cent from the revised March estimate.
- Seasonally adjusted, the number of dwelling units approved in April 1995 was up 4.6 per cent from March 1995. Approvals for private sector houses in April 1995 were down 16.1 per cent from March 1995.
- In original figures, the number of dwelling units approved in April 1995 was 2,805. In the private sector there were 1,760 houses and 862 other residential buildings approved in April 1995.

### Total building

- The value of all building approved in the 3 months ended April 1995 was 2.6 per cent lower than for the 3 months ended January 1995.

### BUILDING APPROVALS

Period	Dwelling units in new residential buildings			Total building
	Original	Seasonally adjusted	Trend estimate	
	No.	No.	No.	\$m
April 1994	4,032	4,525	4,699	403.4
1995	2,805	3,372	3,157	371.1
<i>Three months ended—</i>				
April 1994	13,073	13,452	13,848	1,491.7
January 1995	10,451	11,361	11,275	1,349.2
April 1995	9,264	9,696	9,715	1,314.4

### Non-residential building

- The value of non-residential building approved during the 3 months ended April 1995 was 1.3 per cent higher than for the 3 months ended January 1995.

## NOTES

This publication contains detailed results for April 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.

This publication 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.

### Significant revisions this month

Estimates for the value of non-residential building approved in Queensland in February 1995 have been revised. The amendment was due to the deletion of a private sector hotel development valued at \$12.5m which was found to be a duplicate of an earlier approval.

Corresponding totals for Queensland affected by these amendments, have also been revised.

## RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals for the 6 months November 1994 to April 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 (May 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 May 1995 the trend estimate for that month would be 2,039, a movement of 3.7 per cent. The movements in the trend estimates for February, March and April 1995 currently estimated to be -5.8 per cent, -5.4 per cent and -3.7 per cent, respectively, would be revised to -5.5 per cent, -4.8 per cent and -3.9 per cent, respectively. On the other hand, a 7 per cent seasonally adjusted decline in the number of private sector houses approved in May 1995 would produce a trend estimate for May of 1,927, a movement of 5.7 per cent, with the movements in the trend estimates for February, March and April being revised to -6.2 per cent, 6.0 per cent and -5.6 per cent, respectively.

### PRIVATE SECTOR HOUSES APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if May 1995 seasonally adjusted estimate			
			is up 7% on April 1995		is down 7% on April 1995	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1994						
November	2,757	4.2	2,757	-4.2	2,762	-4.0
December	2,610	-5.4	2,609	-5.4	2,618	-5.2
1995						
January	2,451	-6.1	2,451	-6.1	2,455	-6.2
February	2,310	-5.8	2,315	-5.5	2,303	-6.2
March	2,184	-5.4	2,205	-4.8	2,165	-6.0
April	2,104	-3.7	2,119	3.9	2,044	-5.6
May	n.y.a	n.y.a	2,039	3.7	1,927	-5.7

### TOTAL DWELLING UNITS APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if May 1995 seasonally adjusted estimate			
			is up 7% on April 1995		is down 7% on April 1995	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1994						
November	4,010	6.4	3,997	-6.7	4,006	6.5
December	3,747	6.5	3,725	-6.8	3,741	-6.6
1995						
January	3,518	-6.1	3,507	5.9	3,515	-6.1
February	3,342	-5.0	3,373	-3.8	3,352	-4.6
March	3,216	-3.8	3,309	1.9	3,240	-3.3
April	3,157	-1.9	3,298	0.4	3,167	-2.3
May	n.y.a	n.y.a	3,306	0.3	3,109	-1.8

TABLE 1 — NUMBER OF DWELLING UNITS APPROVED

TABLE 1 — NUMBER OF 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										
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-April	11,736	229	11,965	5,692	277	5,969	123	17,551	506	18,057
1994-95										
July-April	10,633	137	10,770	4,867	443	5,310	65	15,565	580	16,145
1994—										
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
March	1,062	45	1,107	297	76	373	8	1,367	121	1,488
April	691	10	701	532	27	559	1	1,224	37	1,261
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-April	29,427	461	29,888	13,792	539	14,331	229	43,444	1,004	44,448
1994-95										
July-April	25,985	392	26,377	11,381	863	12,244	165	37,530	1,256	38,786
1994										
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
March	2,424	120	2,544	803	187	990	17	3,243	308	3,551
April	1,760	36	1,796	862	133	995	14	2,636	169	2,805

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	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-April	1,080.2	20.1	1,100.3	383.6	16.8	400.4	1,463.8	36.9	1,500.7	104.5	672.0	914.9	2,240.3	2,520.1
1994-95 July-April	1,003.0	12.0	1,015.0	417.7	51.1	468.8	1,420.7	63.1	1,483.8	107.4	491.5	660.3	2,019.4	2,251.5
1994—														
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
March	98.3	3.8	102.1	19.1	5.1	24.2	117.4	8.9	126.3	9.8	46.6	62.0	173.8	198.1
April	66.9	0.9	67.8	70.6	1.6	72.2	137.6	2.5	140.0	8.7	15.4	32.5	161.6	181.2
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-April	2,600.0	40.1	2,640.1	1,007.4	32.6	1,040.0	3,607.3	72.7	3,680.1	189.3	1,122.6	1,454.6	4,919.1	5,324.0
1994-95 July-April	2,431.2	36.5	2,467.8	879.6	79.7	959.3	3,310.9	116.2	3,427.0	199.1	1,062.8	1,408.4	4,571.9	5,034.5
1994—														
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	96.5	140.8	378.5	433.0
March	229.3	11.0	240.3	55.9	12.9	68.8	285.2	23.9	309.1	19.7	157.8	181.5	462.7	510.3
April	171.0	3.4	174.4	92.0	9.2	101.3	263.0	12.6	275.7	16.8	43.8	78.7	323.1	371.1

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

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
1994—								
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	3,035	3,001	3,070	3,040	4,754	4,605	4,777	4,699
September	3,285	2,955	3,334	2,987	4,780	4,447	4,762	4,522
October r	2,660	2,877	2,686	2,909	4,003	4,200	4,037	4,282
November r	2,769	2,757	2,744	2,796	4,007	3,896	4,197	4,010
December r	2,738	2,610	2,820	2,657	3,566	3,597	3,726	3,747
1995—								
January r	2,410	2,451	2,498	2,508	3,153	3,331	3,438	3,518
February r	2,119	2,310	2,145	2,372	2,937	3,126	3,099	3,342
March r	2,366	2,184	2,493	2,248	3,158	2,972	3,225	3,216
April	1,985	2,104	1,989	2,168	2,939	2,889	3,372	3,157

(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)

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							
1991-92	2,358.5	2,416.9	706.9	3,123.8	192.9	1,121.4	1,590.3	4,302.6	4,907.0
1992-93	2,583.8	2,636.3	985.0	3,621.2	194.3	966.4	1,419.0	4,664.7	5,234.6
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
1993— Dec. qtr	703.1	716.5	311.3	1,027.8	52.1	298.4	539.1	1,361.1	1,619.0
1994 — Mar. qtr	661.7	669.9	367.0	1,036.9	45.7	272.1	304.6	1,342.8	1,387.2
June qtr	740.2	758.5	394.6	1,153.1	50.5	282.1	371.1	1,424.9	1,574.8
Sept. qtr	799.0	803.6	415.7	1,219.4	58.4	319.7	396.9	1,559.0	1,674.7
Dec. qtr	665.2	670.7	243.1	913.8	57.6	335.1	473.5	1,291.9	1,444.8
1995— Mar. qtr	529.6	548.7	208.6	757.3	44.8	358.6	452.1	1,122.9	1,254.2

(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-April		1995		
			1993-94	1994-95	February	March	April
PRIVATE SECTOR							
New houses	2,830.5	3,200.2	2,600.0	2,431.2	185.1	229.3	171.0
New other residential buildings	869.6	1,264.1	1,007.4	879.6	80.3	55.9	92.0
Total new residential building	3,700.1	4,464.3	3,607.3	3,310.9	265.4	285.2	263.0
Alterations and additions to residential buildings	212.7	228.1	189.2	198.3	16.7	19.7	16.3
Hotels, etc.	37.3	302.1	287.5	48.5	7.6	4.0	1.6
Shops	314.0	332.1	267.6	405.2	22.3	69.6	12.6
Factories	87.7	109.8	86.4	79.0	8.3	7.9	3.4
Offices	89.4	160.9	125.8	122.6	11.0	19.7	5.0
Other business premises	170.6	153.0	116.3	177.5	18.6	27.2	8.9
Educational	44.9	66.4	56.8	54.6	3.1	7.4	2.9
Religious	17.0	14.3	11.0	11.9	1.4	2.9	1.7
Health	49.9	59.7	45.4	45.1	3.7	5.8	0.5
Entertainment and recreational	48.8	78.1	61.5	75.6	14.0	9.4	3.1
Miscellaneous	82.1	72.0	64.3	42.8	6.3	4.0	4.2
Total non-residential building	941.8	1,348.4	1,122.6	1,062.8	96.5	157.8	43.8
Total	4,854.6	6,040.9	4,919.1	4,571.9	378.5	462.7	323.1
PUBLIC SECTOR							
New houses	57.8	53.3	40.1	36.5	5.0	11.0	3.4
New other residential buildings	71.6	73.4	32.6	79.7	5.0	12.9	9.2
Total new residential building	129.4	126.7	72.7	116.2	10.0	23.9	12.6
Alterations and additions to residential buildings	0.2	1.1	0.2	0.8	0.1	—	0.5
Hotels, etc.	—	2.3	2.3	1.7	1.7	—	—
Shops	1.6	3.3	2.7	20.0	0.1	0.2	12.8
Factories	5.7	4.2	3.2	5.9	—	1.5	3.2
Offices	102.5	34.8	25.0	39.9	4.6	12.3	2.4
Other business premises	31.1	186.5	181.2	18.4	1.5	0.9	3.0
Educational	115.6	97.8	83.8	176.9	10.7	6.9	11.4
Religious	—	—	—	—	—	—	—
Health	12.6	42.0	7.6	26.2	23.7	—	—
Entertainment and recreational	153.4	19.6	15.1	15.2	0.2	0.3	0.8
Miscellaneous	19.7	22.6	11.3	41.6	1.9	1.7	1.3
Total non-residential building	442.2	413.1	332.0	345.6	44.3	23.7	34.9
Total	571.8	540.9	405.0	462.6	54.5	47.6	48.0
TOTAL							
New houses	2,888.3	3,253.5	2,640.1	2,467.8	190.1	240.3	174.4
New other residential buildings	941.2	1,337.5	1,040.0	959.3	85.4	68.8	101.3
Total new residential building	3,829.6	4,591.0	3,680.1	3,427.0	275.4	309.1	275.7
Alterations and additions to residential buildings	212.9	229.2	189.3	199.1	16.8	19.7	16.8
Hotels, etc.	37.3	304.4	289.7	50.2	9.3	4.0	1.6
Shops	315.6	335.4	270.3	425.2	22.5	69.8	25.3
Factories	93.4	114.0	89.5	84.9	8.3	9.4	6.6
Offices	191.9	195.7	150.8	162.5	15.7	31.9	7.4
Other business premises	201.7	339.5	297.5	195.9	20.1	28.1	11.8
Educational	160.5	164.2	140.6	231.5	13.8	14.2	14.3
Religious	17.0	14.3	11.0	11.9	1.4	2.9	1.7
Health	62.4	101.7	53.0	71.3	27.4	5.8	0.5
Entertainment and recreational	202.2	97.7	76.6	90.8	14.2	9.7	3.9
Miscellaneous	101.9	94.6	75.6	84.3	8.3	5.7	5.5
Total non-residential building	1,383.9	1,761.6	1,454.6	1,408.4	140.8	181.5	78.7
Total	5,426.3	6,581.8	5,324.0	5,034.5	433.0	510.3	371.1

**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)
<b>HOTELS, ETC.</b>												
1995 — February	1	0.1	3	0.8	1	0.6	3	7.9	1	—	8	9.3
March	4	0.4	1	0.4	3	1.9	1	1.3	—	—	9	4.0
April	3	0.4	5	1.2	—	—	—	—	—	—	8	1.6
<b>SHOPS</b>												
1995 — February	46	4.7	15	4.2	4	2.2	6	11.3	—	—	71	22.5
March	54	5.6	21	6.0	8	5.3	5	7.9	1	45.0	89	69.8
April	22	2.1	10	3.0	5	3.2	4	7.4	1	9.6	42	25.3
<b>FACTORIES</b>												
1995 — February	16	1.6	5	1.3	4	3.3	2	2.1	—	—	27	8.3
March	10	0.9	14	4.4	3	2.0	2	2.1	—	—	29	9.4
April	5	0.6	6	2.0	1	0.7	1	3.2	—	—	13	6.6
<b>OFFICES</b>												
1995 — February	25	2.1	12	3.8	6	4.1	3	5.7	—	—	46	15.7
March	19	1.7	19	6.5	6	3.7	6	15.1	1	5.0	51	31.9
April	17	1.7	11	3.4	2	1.3	1	1.0	—	—	31	7.4
<b>OTHER BUSINESS PREMISES</b>												
1995 — February	30	3.5	13	3.6	6	4.4	6	8.6	—	—	55	20.1
March	42	4.9	23	6.6	8	5.5	5	11.1	—	—	78	28.1
April	34	3.7	12	3.5	4	2.8	1	1.9	—	—	51	11.8
<b>EDUCATIONAL</b>												
1995 — February	4	0.6	10	2.9	3	2.6	3	7.7	—	—	20	13.8
March	16	2.0	14	3.8	1	0.6	5	7.8	—	—	36	14.2
April	7	0.9	10	2.9	2	1.2	1	2.2	1	7.2	21	14.3
<b>RELIGIOUS</b>												
1995 — February	1	0.1	1	0.3	—	—	1	1.0	—	—	3	1.4
March	1	0.1	—	—	2	1.5	1	1.3	—	—	4	2.9
April	2	0.2	—	—	—	—	1	1.5	—	—	3	1.7
<b>HEALTH</b>												
1995 — February	4	0.4	4	1.5	2	1.1	1	1.0	1	23.4	12	27.4
March	4	0.5	1	0.3	—	—	—	—	1	5.0	6	5.8
April	1	0.2	1	0.4	—	—	—	—	—	—	2	0.5
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1995 — February	11	1.0	8	2.3	2	1.2	5	9.6	—	—	26	14.2
March	6	0.5	7	2.0	—	—	1	2.2	1	5.0	15	9.7
April	4	0.3	4	0.9	2	1.4	1	1.3	—	—	11	3.9
<b>MISCELLANEOUS</b>												
1995 — February	6	0.5	5	1.8	—	—	3	6.0	—	—	14	8.3
March	10	1.1	5	1.4	2	1.4	1	1.8	—	—	18	5.7
April	3	0.3	9	3.0	3	2.2	—	—	—	—	15	5.5
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1995 — February	144	14.5	76	22.5	28	19.6	33	60.9	1	23.4	282	140.8
March	166	17.6	105	31.4	33	21.8	27	50.6	4	60.0	335	181.5
April	98	10.4	68	20.3	19	12.8	10	18.5	2	16.8	197	78.7

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

Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
										Total
NUMBER OF DWELLING UNITS										
Brisbane	701	77	45	122	55	63	319	437	559	1,260
Moreton	457	113	34	147	8	74	42	124	271	728
Wide Bay-Burnett	205	29	—	29	—	—	—	—	29	234
Darling Downs	68	3	—	3	—	—	—	—	3	71
South West	2	—	—	—	—	—	—	—	—	2
Fitzroy	63	7	—	7	35	—	—	35	42	105
Central West	2	—	—	—	—	—	—	—	—	2
Mackay	80	21	6	27	—	—	—	—	27	107
Northern	66	7	—	7	—	—	—	—	7	73
Far North	151	16	6	22	27	—	—	27	49	200
North West	1	—	—	—	8	—	—	8	8	9
Queensland	1,796	273	91	364	133	137	361	631	995	2,791
VALUE (\$'000)										
Brisbane	67,843	4,672	2,634	7,306	3,213	3,785	57,900	64,898	72,204	140,047
Moreton	47,226	7,441	2,303	9,744	604	3,975	4,200	8,778	18,522	65,749
Wide Bay-Burnett	16,580	988	—	988	—	—	—	—	988	17,568
Darling Downs	7,386	155	—	155	—	—	—	—	155	7,541
South West	185	—	—	—	—	—	—	—	—	185
Fitzroy	6,454	398	—	398	2,363	—	—	2,363	2,761	9,215
Central West	168	—	—	—	—	—	—	—	—	168
Mackay	8,017	1,287	534	1,821	—	—	—	—	1,821	9,838
Northern	6,709	412	—	412	—	—	—	—	412	7,121
Far North	13,712	1,165	547	1,712	2,084	—	—	2,084	3,796	17,508
North West	95	—	—	—	618	—	—	618	618	713
Queensland	174,374	16,518	6,018	22,537	8,882	7,760	62,100	78,742	101,278	275,653

(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-April	1,639	23,676	2,647	1,246	686	29,888
1994-95						
July-April	1,955	20,464	2,269	1,067	622	26,377
1994—						
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
March	189	2,007	203	92	53	2,544
April	130	1,384	142	83	57	1,796

(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, APRIL 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	701	67,843	559	72,204	1,260	140,047	8,652	32,466	181,165
Moreton	457	47,226	271	18,522	728	65,749	3,287	16,810	85,845
Wide Bay-Burnett	205	16,580	29	988	234	17,568	1,101	3,520	22,189
Darling Downs	68	7,386	3	155	71	7,541	457	3,124	11,122
South West	2	185	—	—	2	185	42	445	672
Fitzroy	63	6,454	42	2,761	105	9,215	467	4,468	14,150
Central West	2	168	—	—	2	168	—	1,250	1,418
Mackay	80	8,017	27	1,821	107	9,838	614	3,000	13,452
Northern	66	6,709	7	412	73	7,121	1,167	9,665	17,953
Far North	151	13,712	49	3,796	200	17,508	882	3,953	22,344
North West	1	95	8	618	9	713	96	—	809
Queensland	1,796	174,374	995	101,278	2,791	275,653	16,764	78,702	371,119
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	182	20,941	174	11,527	356	32,468	1,643	13,467	47,577
Sunshine Coast	127	12,763	97	6,996	224	19,759	951	2,398	23,108
Bundaberg (c)	57	4,868	6	320	63	5,188	314	710	6,211
Gladstone	22	2,137	15	940	37	3,077	83	2,224	5,385
Rockhampton	20	1,904	19	1,283	39	3,187	197	1,999	5,383
Mackay	39	4,376	13	1,061	52	5,437	391	2,279	8,107
Townsville (c)	47	5,091	2	120	49	5,211	962	7,390	13,564
Cairns	82	7,648	45	3,454	127	11,103	214	2,860	14,177

(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, APRIL 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)	198	19,989	64	3,522	262	23,510	646	9,799	33,955
Baadesert (S)	55	5,244	—	—	55	5,244	168	230	5,642
Boonah (S)	4	372	—	—	4	372	13	—	385
Brisbane (C)	272	28,433	509	69,389	781	97,822	6,252	17,133	121,207
Caboolture (S)	74	6,584	—	—	74	6,584	283	1,320	8,188
Caloundra (C)	44	4,458	18	1,535	62	5,993	475	1,055	7,523
Esk (S)	8	527	—	—	8	527	—	250	777
Gatton (S)	3	185	—	—	3	185	20	—	205
Gold Coast (C)	47	5,362	114	8,213	161	13,574	1,058	3,718	18,351
Ipswich (C)	16	1,430	4	239	20	1,669	234	10,539	12,441
Kilcoy (S)	5	356	—	—	5	356	—	—	356
Laidley (S)	17	1,113	—	—	17	1,113	23	—	1,137
Logan (C)	95	8,408	3	150	98	8,558	623	1,473	10,654
Maroochy (S)	101	10,462	66	4,511	167	14,973	486	1,082	16,541
Moreton (S)	34	3,125	—	—	34	3,125	203	750	4,078
Noosa (S)	49	4,730	13	950	62	5,680	444	626	6,749
Pine Rivers (S)	59	6,171	—	—	59	6,171	415	1,052	7,638
Redcliffe (C)	4	400	19	1,020	23	1,420	54	—	1,474
Redland (S)	73	7,722	20	1,198	93	8,920	541	250	9,710
Brisbane and Moreton (SDs)	1,158	115,070	830	90,726	1,988	205,796	11,938	49,276	267,010
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	38	3,126	4	210	42	3,336	282	710	4,327
Burnett (S)	29	2,437	2	110	31	2,547	71	—	2,618
Cooloolah (S)	27	2,312	—	—	27	2,312	104	932	3,348
Gayndah (S)	1	119	—	—	1	119	—	—	119
Hervey Bay (C)	46	4,079	20	498	66	4,577	62	569	5,207
Isis (S)	12	887	—	—	12	887	59	—	946
Kingaroy (S)	1	66	3	170	4	236	181	—	417
Kolan (S)	9	597	—	—	9	597	37	—	635
Maryborough (C)	10	956	—	—	10	956	98	1,310	2,364
Miriam Vale (S)	2	160	—	—	2	160	48	—	208
Mundubbera (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	15	839	—	—	15	839	67	—	906
Tiaro (S)	2	99	—	—	2	99	—	—	99
Other areas	13	902	—	—	13	902	91	—	994
Wide Bay-Burnett (SD)	205	16,580	29	988	234	17,568	1,101	3,520	22,189

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, APRIL 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)	9	768	—	—	9	768	—	—	768
Chinchilla (S)	—	—	—	—	—	—	35	—	35
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	9	843	—	—	9	843	37	—	880
Dalby (T)	1	101	—	—	1	101	50	100	251
Goondiwindi (T)	4	320	—	—	4	320	11	—	330
Jondaryan (S)	8	1,191	—	—	8	1,191	44	223	1,457
Millmerran (S)	—	—	—	—	—	—	—	—	—
Pittsworth (S)	1	62	—	—	1	62	—	60	122
Rosalie (S)	2	162	—	—	2	162	14	—	176
Stanthorpe (S)	4	393	—	—	4	393	16	830	1,239
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	24	2,885	3	155	27	3,040	196	1,143	4,379
Wambo (S)	2	252	—	—	2	252	20	—	272
Warwick (S)	4	409	—	—	4	409	35	768	1,212
Other areas	—	—	—	—	—	—	—	—	—
Darling Downs (SD)	68	7,386	3	155	71	7,541	457	3,124	11,122
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	—	—	—	—	—	—	—	90	90
Roma (T)	1	85	—	—	1	85	42	355	482
Other areas	1	100	—	—	1	100	—	—	100
South West (SD)	2	185	—	—	2	185	42	445	672
FITZROY STATISTICAL DIVISION									
Banana (S)	4	422	—	—	4	422	16	—	437
Calliope (S)	9	786	5	230	14	1,016	—	610	1,626
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	5	581	—	—	5	581	16	245	841
Fitzroy (S)	10	768	—	—	10	768	66	—	834
Gladstone (C)	13	1,352	10	710	23	2,062	83	1,614	3,759
Livingstone (S)	10	1,260	8	538	18	1,798	129	—	1,927
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	12	1,285	19	1,283	31	2,568	143	1,999	4,711
Other areas	—	—	—	—	—	—	15	—	15
Fitzroy (SD)	63	6,454	42	2,761	105	9,215	467	4,468	14,150
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	1	49	—	—	1	49	—	1,000	1,049
Other areas	1	119	—	—	1	119	—	250	369
Central West (SD)	2	168	—	—	2	168	—	1,250	1,418

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, APRIL 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)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	—	—	—	—	—	—	—	—	—
Broadsound (S)	—	—	—	—	—	—	24	—	24
Mackay (C)	52	5,624	13	1,061	65	6,685	482	2,345	9,513
Sarina (S)	11	783	—	—	11	783	—	—	783
Whitsunday (S)	15	1,437	—	—	15	1,437	55	655	2,147
Other areas	2	173	14	760	16	933	53	—	986
Mackay (SD)	80	8,017	27	1,821	107	9,838	614	3,000	13,452
NORTHERN STATISTICAL DIVISION									
Bowen (S)	3	196	—	—	3	196	75	470	741
Burdekin (S)	4	357	5	292	9	649	—	875	1,524
Charters Towers (C)	—	—	—	—	—	—	26	—	26
Dalrymple (S)	—	—	—	—	—	—	10	930	940
Hinchinbrook (S)	5	462	—	—	5	462	13	—	474
Thuringowa (C)	27	2,761	—	—	27	2,761	220	1,245	4,226
Townsville (C)	27	2,933	2	120	29	3,053	823	6,145	10,021
Northern (SD)	66	6,709	7	412	73	7,121	1,167	9,665	17,953
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	9	890	—	—	9	890	65	140	1,095
Cairns (C)	1	593	31	2,316	32	2,909	—	2,530	5,439
Cardwell (S)	11	1,027	—	—	11	1,027	111	—	1,138
Cook (S) (including Weipa)	—	—	—	—	—	—	—	—	—
Douglas (S)	10	807	—	—	10	807	262	328	1,397
Eacham (S)	4	277	—	—	4	277	26	—	303
Johnstone (S)	16	1,328	2	100	18	1,428	55	—	1,483
Mareeba (S)	9	674	—	—	9	674	149	625	1,448
Mulgrave (S)	86	7,689	14	1,139	100	8,827	214	330	9,372
Torres (S)	1	121	2	242	3	363	—	—	363
Other areas	4	306	—	—	4	306	—	—	306
Far North (SD)	151	13,712	49	3,796	200	17,508	882	3,953	22,344
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	1	95	—	—	1	95	—	—	95
Mount Isa (C)	—	—	8	618	8	618	96	—	714
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	1	95	8	618	9	713	96	—	809
QUEENSLAND									
Queensland	1,796	174,374	995	101,278	2,791	275,653	16,764	78,702	371,119

(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 1995 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) Cooloolool (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 *Release Advice* (1105.0) on Tuesdays and Fridays which lists publications to be released in the next few days. Both the *Catalogue* and the *Release 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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