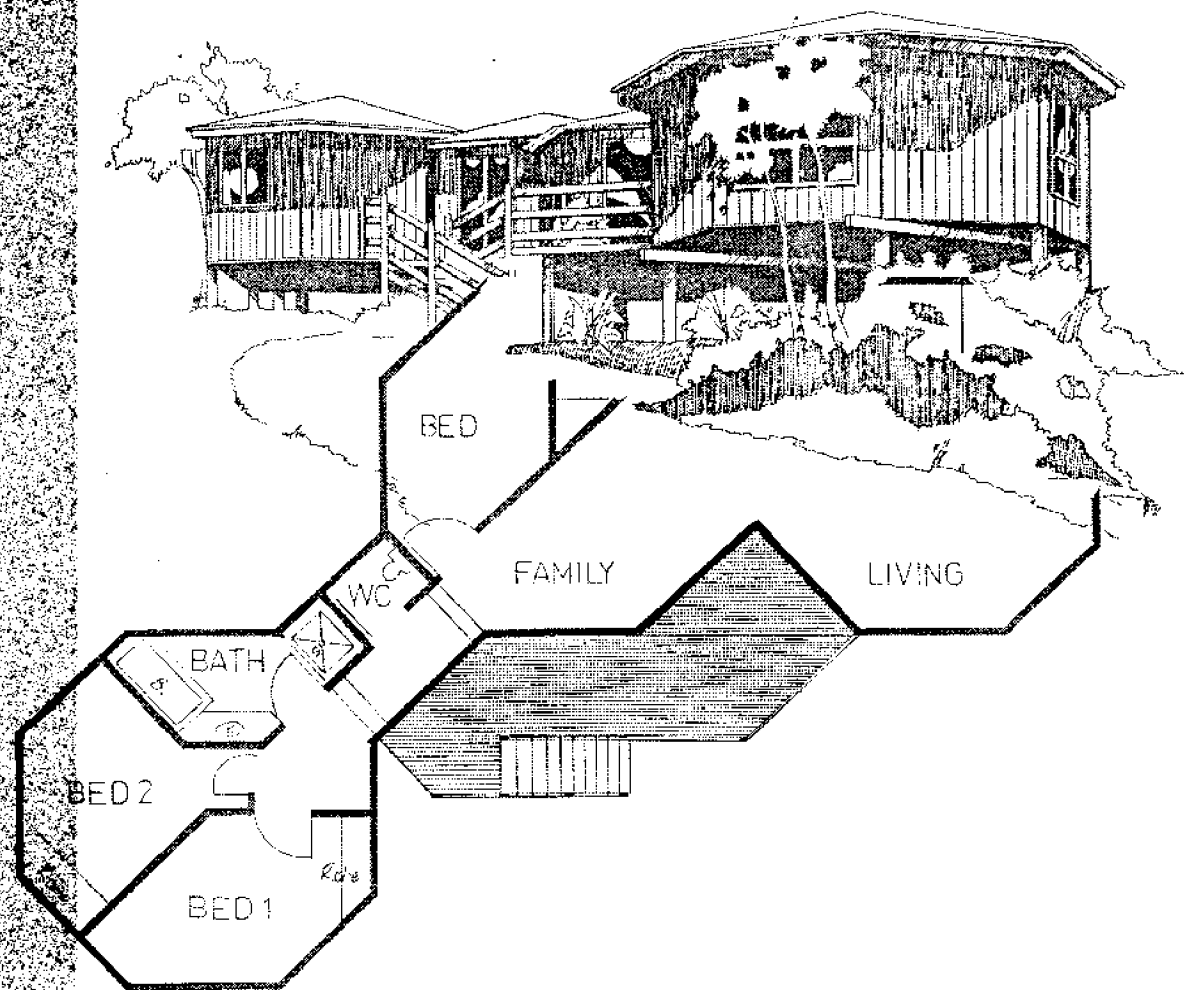




MAY 1994

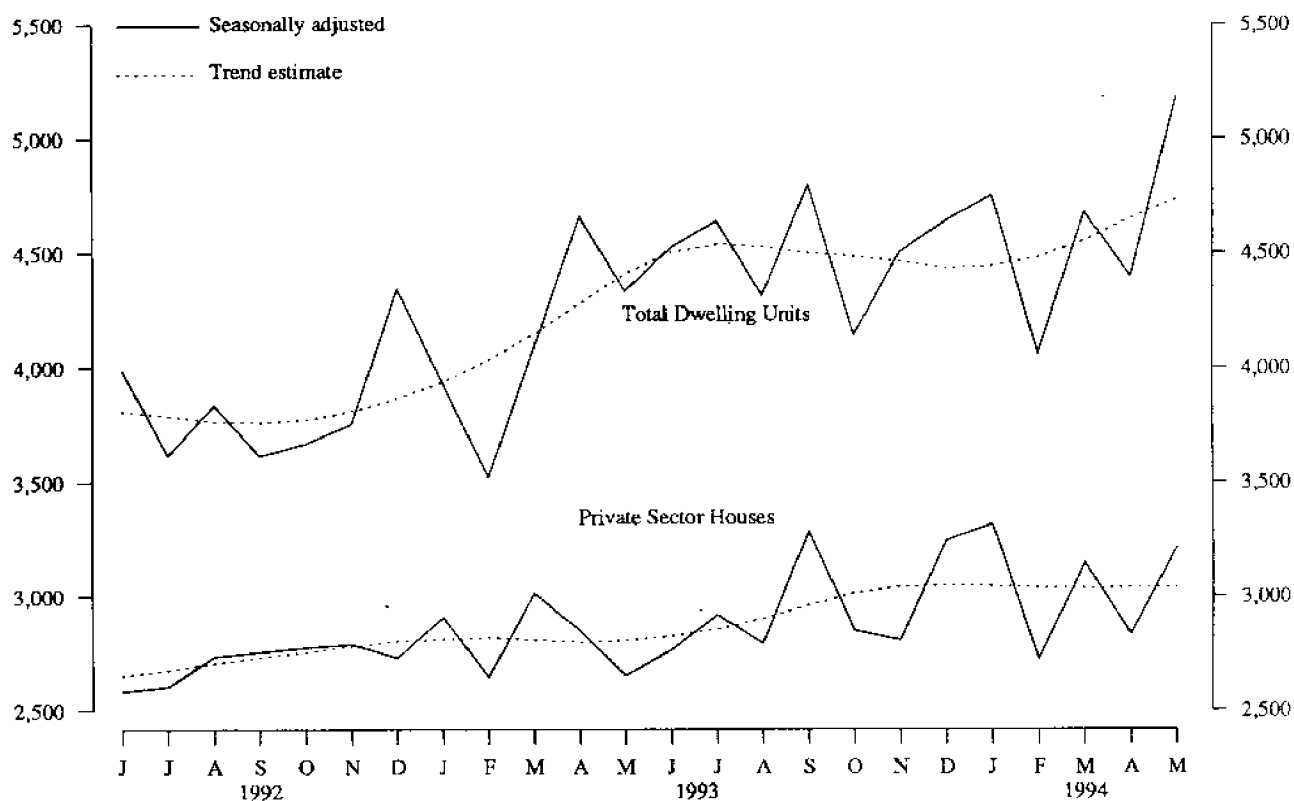
BUILDING APPROVALS QUEENSLAND





BUILDING APPROVALS, QUEENSLAND, MAY 1994

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS, QUEENSLAND



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 6 July 1994

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INQUIRIES

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MAIN FEATURES

Residential building

- The trend estimate series for total dwelling units approved in Queensland changed considerably this month and now shows a steady rise from January 1994. In May 1994, the trend estimate was 4,734, up 1.8 per cent over the revised April 1994 figure of 4,650. It would take a decrease of 20.1 per cent in the seasonally adjusted estimate for the trend estimate to remain steady in June 1994.
- The trend estimate for private sector houses approved in May 1994 was marginally higher than in April 1994.
- In original figures, the number of dwelling units approved in May 1994 was 5,591, up 39.0 per cent over April 1994. There were 3,543 private sector houses approved in May 1994, up 37.9 per cent from April 1994.
- Seasonally adjusted, the number of dwelling units approved in May 1994 was 5,180, up 17.8 per cent over April 1994. There were 3,214 private sector houses approved in May 1994, up 13.4 per cent over April 1994.

Non-residential building

- The value of non-residential building approved during the 3 months ended May 1994 was down 27.2 per cent from the 3 months ended February 1994.

Total building

- The value of all building approved in the 3 months ended May 1994 rose 12.1 per cent over the 3 months ended February 1994.

BUILDING APPROVALS

Period	Dwelling units in new residential buildings			Total building
	Original	Seasonally adjusted	Trend estimate	
	No.	No.	No.	\$m
May—				
1993	4,469	4,334	4,412	689.5
1994	5,591	5,180	4,734	632.7
Three months ended—				
May 1993	13,329	13,082	12,842	1,598.9
February 1994	11,608	13,272	13,362	1,488.7
May 1994	14,629	14,255	13,935	1,668.1

NOTES

This publication contains detailed results for May 1994 from the monthly building approvals collection.

Trend estimates for the most recent months are provisional and can be 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.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals for the 6 months December 1993 to May 1994.

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 30 to 32 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 (June 1994) 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 June 1994 the trend estimate for that month would be 3,187, a movement of 1.5 per cent. The movements in the trend estimates for March, April and May 1994, currently estimated to be -0.1 per cent, 0.2 per cent and 0.1 per cent, respectively, would be revised to 0.7 per cent, 1.2 per cent and 1.7 per cent, respectively. On the other hand, a 7 per cent seasonally adjusted decline in the number of private sector houses approved in June 1994 would produce a trend estimate for June of 3,010, a movement of -0.5 per cent, with the movements in the trend estimates for March, April and May being revised to -0.2 per cent, -0.2 per cent and -0.1 per cent, respectively.

PRIVATE SECTOR HOUSES APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if June 1994 seasonally adjusted estimate			
	No.	% change from previous month	is up 7% on May 1994		is down 7% on May 1994	
			No.	% change from previous month	No.	% change from previous month
1993—						
December	3,049	0.2	3,043	-0.1	3,051	0.2
1994—						
January	3,044	-0.2	3,033	-0.3	3,047	-0.1
February	3,037	-0.2	3,031	-0.1	3,038	-0.3
March	3,034	-0.1	3,051	0.7	3,033	-0.2
April	3,040	0.2	3,088	1.2	3,026	-0.2
May	3,042	0.1	3,142	1.7	3,024	-0.1
June	n.y.a.	n.y.a.	3,187	1.5	3,010	-0.5

TOTAL DWELLING UNITS APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if June 1994 seasonally adjusted estimate			
	No.	% change from previous month	is up 8% on May 1993		is down 8% on May 1993	
			No.	% change from previous month	No.	% change from previous month
1993—						
December	4,437	-0.5	4,420	-0.9	4,434	-0.6
1994—						
January	4,444	0.1	4,413	-0.2	4,440	0.1
February	4,481	0.8	4,467	1.2	4,480	0.9
March	4,551	1.6	4,590	2.8	4,555	1.7
April	4,650	2.2	4,764	3.8	4,649	2.1
May	4,734	1.8	4,962	4.2	4,745	2.1
June	n.y.a.	n.y.a.	5,165	4.1	4,837	2.0

TABLE 1 — NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION(a)									
1990-91	8,417	436	8,853	2,688	752	3,440	11,105	1,188	12,293
1991-92	12,563	335	12,898	3,885	769	4,654	16,448	1,104	17,552
1992-93	13,770	286	14,056	5,973	653	6,626	19,743	939	20,682
1992-93 July-May	12,557	250	12,807	5,232	472	5,704	17,789	722	18,511
1993-94 July-May	13,242	277	13,519	6,203	350	6,553	19,445	627	20,072
<i>1993—</i>									
March	1,366	42	1,408	407	57	464	1,773	99	1,872
April	1,117	21	1,138	587	62	649	1,704	83	1,787
May	1,126	38	1,164	662	187	849	1,788	225	2,013
June	1,213	36	1,249	741	181	922	1,954	217	2,171
July	1,333	17	1,350	396	61	457	1,729	78	1,807
August	1,152	14	1,166	714	64	778	1,866	78	1,944
September	1,460	42	1,502	692	25	717	2,152	67	2,219
October	1,251	83	1,334	496	6	502	1,747	89	1,836
November	1,119	16	1,135	604	51	655	1,723	67	1,790
December	1,124	2	1,126	557	18	575	1,681	20	1,701
<i>1994</i>									
January	870	14	884	473	2	475	1,343	16	1,359
February	1,036	12	1,048	583	22	605	1,619	34	1,653
March	1,367	14	1,381	555	6	561	1,922	20	1,942
April	1,024	15	1,039	577	22	599	1,601	37	1,638
May	1,506	48	1,554	556	73	629	2,062	121	2,183
QUEENSLAND									
1990-91	23,201	945	24,146	6,639	1,729	8,368	29,840	2,674	32,514
1991-92	30,135	895	31,030	9,361	1,480	10,841	39,496	2,375	41,871
1992-93	33,155	726	33,881	12,690	1,214	13,904	45,845	1,940	47,785
1992-93 July-May	30,243	643	30,886	11,347	845	12,192	41,590	1,488	43,078
1993-94 July-May	32,970	528	33,498	15,559	693	16,252	48,529	1,221	49,750
<i>1993—</i>									
March	3,107	103	3,210	1,197	77	1,274	4,304	180	4,484
April	2,709	69	2,778	1,426	172	1,598	4,135	241	4,376
May	2,721	83	2,804	1,359	306	1,665	4,080	389	4,469
June	2,912	83	2,995	1,343	369	1,712	4,255	452	4,707
July	3,164	32	3,196	1,357	124	1,481	4,521	156	4,677
August	3,094	26	3,120	1,444	86	1,530	4,538	112	4,650
September	3,329	48	3,377	1,407	85	1,492	4,736	133	4,869
October	3,171	90	3,261	1,252	24	1,276	4,423	114	4,537
November	3,009	38	3,047	1,682	51	1,733	4,691	89	4,780
December	2,740	40	2,780	1,290	20	1,310	4,030	60	4,090
<i>1994—</i>									
January	2,479	41	2,520	1,034	11	1,045	3,513	52	3,565
February	2,542	25	2,567	1,346	40	1,386	3,888	65	3,953
March	3,330	35	3,365	1,598	54	1,652	4,928	89	5,017
April	2,569	86	2,655	1,322	44	1,366	3,891	130	4,021
May	3,543	67	3,610	1,827	154	1,981	5,370	221	5,591

(a) See paragraph 29 of the Explanatory Notes. NOTE: 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) are excluded from this table. There were 17 such dwelling units approved in May 1994.

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(a)														
1990-91	751.9	24.4	776.3	177.2	34.7	212.0	929.1	59.1	988.2	89.7	530.2	688.3	1,548.9	1,766.2
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
1992-93														
July-May	1,125.2	19.3	1,144.5	349.5	28.6	378.1	1,474.7	47.9	1,522.6	107.9	412.4	725.4	1,994.9	2,356.0
1993-94														
July-May	1,215.6	23.7	1,239.3	420.5	21.1	441.5	1,636.0	44.8	1,680.8	114.5	722.8	956.9	2,473.3	2,752.2
1993—														
March	121.1	3.5	124.5	26.0	4.3	30.3	147.0	7.8	154.8	11.9	26.5	53.4	185.3	220.1
April	96.5	1.6	98.1	46.4	3.5	50.0	142.9	5.2	148.1	9.9	38.8	43.2	191.6	201.2
May	102.2	2.9	105.1	44.6	10.8	55.5	146.8	13.7	160.5	10.0	51.1	253.3	208.0	423.8
June	112.5	3.0	115.6	50.0	10.3	60.3	162.5	13.3	175.8	9.5	34.8	54.6	206.8	239.9
July	121.1	1.4	122.5	23.5	3.5	27.0	144.6	4.8	149.5	9.7	70.6	82.7	224.9	241.9
August	109.3	1.2	110.5	43.5	4.0	47.5	152.8	5.2	158.0	10.7	91.1	93.3	254.6	262.0
September	136.2	3.4	139.6	45.1	1.3	46.5	181.3	4.8	186.1	12.2	202.2	205.9	395.8	404.2
October	116.0	7.5	123.5	33.6	0.5	34.1	149.6	8.0	157.6	10.0	32.5	37.3	192.1	204.9
November	102.2	1.4	103.6	42.5	3.2	45.7	144.7	4.5	149.2	11.3	45.9	50.0	201.9	210.6
December	102.2	0.3	102.5	37.2	1.4	38.6	139.5	1.7	141.2	11.7	85.2	262.7	236.4	415.6
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
QUEENSLAND														
1990-91	1,954.8	58.9	2,013.7	495.8	81.6	577.4	2,450.6	140.5	2,591.1	172.7	1,020.0	1,472.2	3,643.2	4,236.0
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
1992-93														
July-May	2,574.2	50.6	2,624.8	778.2	50.6	828.8	3,352.4	101.2	3,453.7	195.6	811.6	1,222.5	4,359.5	4,871.8
1993-94														
July-May	2,919.8	45.4	2,965.2	1,133.7	43.0	1,176.7	4,053.4	88.4	4,141.9	209.3	1,216.9	1,570.4	5,479.4	5,921.6
1993—														
March	260.6	8.8	269.5	79.2	6.2	85.4	339.8	15.0	354.8	19.9	59.1	90.6	418.7	465.3
April	224.7	5.7	230.4	114.7	9.3	124.0	339.4	15.0	354.4	18.1	61.5	71.6	419.0	444.1
May	235.3	6.3	241.5	91.4	18.0	109.4	326.7	24.2	350.9	18.8	108.7	319.8	454.2	689.5
June	256.4	7.2	263.5	91.4	21.0	112.4	347.7	28.2	375.9	17.3	130.1	161.4	495.1	554.5
July	276.2	2.5	278.7	91.8	7.3	99.1	368.0	9.8	377.8	19.5	115.9	144.2	503.2	541.6
August	273.9	2.2	276.0	92.4	5.7	98.1	366.3	7.9	374.2	21.5	137.3	150.0	525.1	545.8
September	299.9	4.2	304.0	91.5	4.8	96.3	391.3	9.0	400.3	22.6	248.0	260.4	661.9	683.3
October	280.0	8.0	288.0	86.6	1.4	88.0	366.6	9.4	376.0	20.0	72.8	89.3	459.3	485.3
November	263.8	3.3	267.1	113.8	3.2	117.0	377.6	6.4	384.0	19.5	93.3	105.5	490.4	508.9
December	242.3	3.6	246.0	89.5	1.5	91.0	331.9	5.1	337.0	18.7	124.3	308.8	474.9	664.6
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

(a) See paragraph 29 of the Explanatory Notes.

TABLE 3 — NUMBER OF DWELLING UNITS APPROVED, SEASONALLY ADJUSTED AND TREND ESTIMATES (a), 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
<i>1993—</i>								
March r	3,012	2,810	3,102	2,889	4,147	3,920	4,088	4,149
April r	2,852	2,801	2,913	2,882	4,199	4,012	4,660	4,281
May r	2,655	2,808	2,805	2,888	3,981	4,116	4,334	4,412
June r	2,767	2,828	2,792	2,903	4,234	4,210	4,523	4,505
July r	2,920	2,857	3,005	2,924	4,310	4,278	4,641	4,539
August r	2,794	2,906	2,838	2,963	4,054	4,339	4,316	4,527
September r	3,284	2,961	3,298	3,012	4,908	4,389	4,798	4,500
October r	2,851	3,016	2,951	3,061	4,126	4,437	4,143	4,485
November r	2,808	3,044	2,840	3,080	4,326	4,447	4,504	4,461
December r	3,243	3,049	3,263	3,078	4,614	4,426	4,641	4,437
<i>1994—</i>								
January r	3,315	3,044	3,346	3,071	4,699	4,398	4,570	4,444
February r	2,725	3,037	2,750	3,070	3,897	4,379	4,061	4,481
March r	3,146	3,034	3,137	3,081	4,586	4,381	4,676	4,551
April r	2,834	3,040	2,921	3,105	4,113	4,406	4,399	4,650
May r	3,214	3,042	3,361	3,131	4,729	4,420	5,180	4,734

(a) See paragraphs 30 to 32 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							
1990-91	1,854.6	1,910.3	587.8	2,498.1	164.0	1,035.0	1,495.9	3,563.2	4,158.0
1991-92	2,359.1	2,417.5	706.9	3,124.4	193.0	1,121.4	1,590.3	4,303.6	4,907.6
1992-93	2,584.4	2,636.9	985.0	3,621.9	194.3	966.4	1,419.0	4,665.8	5,235.3
<i>1992—</i>									
Dec. qtr	654.8	673.6	211.3	884.9	48.3	217.5	271.2	1,123.9	1,204.3
<i>1993—</i>									
Mar. qtr	597.7	611.7	220.8	832.5	43.7	235.5	300.5	1,089.5	1,176.7
June qtr	646.6	663.8	360.2	1,024.0	48.8	306.1	563.5	1,314.3	1,636.4
Sept. qtr	764.3	772.3	304.5	1,076.8	57.2	508.2	562.5	1,619.0	1,696.4
Dec. qtr	703.1	716.5	306.4	1,023.0	52.1	293.6	509.1	1,351.6	1,584.1
<i>1994—</i>									
Mar. qtr	661.7	669.9	368.5	1,038.4	45.7	273.0	305.5	1,345.4	1,389.7

(a) See paragraphs 18 to 23 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	1991-92	1992-93	July-May		1994		
			1992-93	1993-94	March	April	May
PRIVATE SECTOR							
New houses	2,514.8	2,830.5	2,574.2	2,919.8	298.3	227.4	319.8
New other residential buildings	588.4	869.6	778.2	1,133.7	170.3	86.0	131.3
<i>Total new residential building</i>	<i>3,103.2</i>	<i>3,700.1</i>	<i>3,352.4</i>	<i>4,053.4</i>	<i>468.7</i>	<i>313.4</i>	<i>451.1</i>
Alterations and additions to residential buildings	205.1	212.7	195.4	209.1	20.8	16.6	19.9
Hotels, etc.	235.7	37.3	34.6	296.7	5.7	5.9	9.2
Shops	212.4	314.0	241.4	282.1	58.2	12.8	19.4
Factories	89.5	87.7	81.1	99.0	10.4	7.8	12.7
Offices	138.3	89.4	77.8	141.9	10.9	3.8	16.1
Other business premises	126.7	170.6	158.0	138.4	13.3	14.0	22.1
Educational	49.9	44.9	41.3	59.6	1.3	0.6	2.8
Religious	13.3	17.0	15.4	11.6	1.0	0.6	0.7
Health	64.9	49.9	43.2	51.1	4.7	0.6	5.7
Entertainment and recreational	80.2	48.8	42.5	70.1	6.0	5.6	8.6
Miscellaneous	68.2	82.1	76.4	66.3	7.5	4.0	2.0
<i>Total non-residential building</i>	<i>1,079.2</i>	<i>941.8</i>	<i>811.6</i>	<i>1,216.9</i>	<i>119.1</i>	<i>55.6</i>	<i>99.3</i>
Total	4,387.4	4,854.6	4,359.5	5,479.4	608.5	385.7	570.3
PUBLIC SECTOR							
New houses	62.3	57.8	50.6	45.4	3.1	7.2	5.3
New other residential buildings	80.2	71.6	50.6	43.0	2.9	2.7	10.4
<i>Total new residential building</i>	<i>142.5</i>	<i>129.4</i>	<i>101.2</i>	<i>88.4</i>	<i>6.0</i>	<i>9.9</i>	<i>15.7</i>
Alterations and additions to residential buildings	0.7	0.2	0.2	0.2	—	—	—
Hotels, etc.	0.6	—	—	2.3	—	—	—
Shops	1.9	1.6	1.3	3.3	0.3	—	0.6
Factories	4.9	5.7	5.7	4.0	0.5	0.8	0.8
Offices	83.0	102.5	99.3	33.9	3.5	1.5	9.0
Other business premises	30.7	31.1	30.9	182.9	1.2	0.1	3.0
Educational	139.5	115.6	91.2	77.4	4.0	1.8	12.8
Religious	—	—	—	—	—	—	—
Health	40.3	12.6	12.1	12.7	—	1.8	9.8
Entertainment and recreational	6.4	153.4	150.8	15.4	5.7	—	0.3
Miscellaneous	144.2	19.7	19.6	21.7	2.2	1.9	10.4
<i>Total non-residential building</i>	<i>451.5</i>	<i>442.2</i>	<i>410.9</i>	<i>353.5</i>	<i>17.4</i>	<i>7.8</i>	<i>46.7</i>
Total	594.7	571.8	512.4	442.1	23.4	17.8	62.4
TOTAL							
New houses	2,577.0	2,888.3	2,624.8	2,965.2	301.4	234.6	325.1
New other residential buildings	668.6	941.2	828.8	1,176.7	173.2	88.7	141.7
<i>Total new residential building</i>	<i>3,245.7</i>	<i>3,829.6</i>	<i>3,453.7</i>	<i>4,141.9</i>	<i>474.7</i>	<i>323.4</i>	<i>466.8</i>
Alterations and additions to residential buildings	205.8	212.9	195.6	209.3	20.8	16.6	19.9
Hotels, etc.	236.3	37.3	34.6	298.9	5.7	5.9	9.2
Shops	214.3	315.6	242.6	285.4	58.5	12.8	20.0
Factories	94.4	93.4	86.8	103.0	10.9	8.6	13.5
Offices	221.4	191.9	177.1	175.8	14.5	5.3	25.1
Other business premises	157.4	201.7	188.9	321.3	14.4	14.1	25.1
Educational	189.4	160.5	132.6	137.0	5.3	2.3	15.6
Religious	13.3	17.0	15.4	11.6	1.0	0.6	0.7
Health	105.2	62.4	55.3	63.8	4.7	2.4	15.5
Entertainment and recreational	86.6	202.2	193.3	85.5	11.7	5.6	8.9
Miscellaneous	212.4	101.9	96.0	88.0	9.7	5.9	12.4
<i>Total non-residential building</i>	<i>1,530.7</i>	<i>1,383.9</i>	<i>1,222.5</i>	<i>1,570.4</i>	<i>136.5</i>	<i>63.5</i>	<i>145.9</i>
Total	4,982.1	5,426.3	4,871.8	5,921.6	632.0	403.4	632.7

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 — March	1	0.1	2	0.5	—	—	2	5.1	—	—	5	5.7
April	—	—	4	1.6	1	0.8	2	3.5	—	—	7	5.9
May	1	0.1	2	0.6	—	—	—	—	1	8.5	4	9.2
SHOPS												
1994 — March	38	3.7	13	3.7	2	1.3	10	16.3	3	33.5	66	58.5
April	25	2.4	9	3.1	7	4.7	2	2.5	—	—	43	12.8
May	41	4.1	14	3.9	5	3.7	4	8.4	1	5.0	64	20.0
FACTORIES												
1994 — March	18	1.8	13	4.1	7	4.9	—	—	—	—	38	10.9
April	16	1.9	4	1.3	2	1.5	3	4.1	—	—	25	8.6
May	21	2.4	7	2.2	2	1.7	4	7.3	—	—	34	13.5
OFFICES												
1994 — March	25	2.8	12	3.6	3	1.7	3	6.4	—	—	43	14.5
April	15	1.4	12	3.4	1	0.5	—	—	—	—	28	5.3
May	27	2.6	7	2.3	3	2.1	4	9.8	1	8.2	42	25.1
OTHER BUSINESS PREMISES												
1994 — March	26	2.7	13	3.9	3	1.8	2	6.0	—	—	44	14.4
April	23	2.7	12	3.5	2	1.3	4	6.6	—	—	41	14.1
May	23	2.6	15	4.6	8	5.2	5	12.7	—	—	51	25.1
EDUCATIONAL												
1994 — March	7	0.9	3	0.9	5	3.5	—	—	—	—	15	5.3
April	9	1.2	4	1.2	—	—	—	—	—	—	13	2.3
May	8	0.9	5	1.6	2	1.1	3	3.5	1	8.6	19	15.6
RELIGIOUS												
1994 — March	1	0.1	2	0.4	1	0.5	—	—	—	—	4	1.0
April	3	0.4	1	0.2	—	—	—	—	—	—	4	0.6
May	—	—	2	0.7	—	—	—	—	—	—	2	0.7
HEALTH												
1994 — March	5	0.5	7	2.5	1	0.8	1	1.0	—	—	14	4.7
April	3	0.3	1	0.3	—	—	1	1.8	—	—	5	2.4
May	2	0.1	2	0.6	1	0.6	3	5.4	1	8.8	9	15.5
ENTERTAINMENT AND RECREATIONAL												
1994 — March	10	1.0	7	2.0	—	—	4	8.8	—	—	21	11.7
April	1	0.1	5	1.3	2	1.5	1	2.7	—	—	9	5.6
May	16	1.4	3	1.0	1	0.5	3	6.0	—	—	23	8.9
MISCELLANEOUS												
1994 — March	19	1.9	7	2.5	2	1.2	2	4.1	—	—	30	9.7
April	5	0.6	14	4.2	2	1.1	—	—	—	—	21	5.9
May	11	1.1	4	1.1	3	2.2	1	2.4	1	5.5	20	12.4
TOTAL NON-RESIDENTIAL BUILDING												
1994 — March	150	15.5	79	24.0	24	15.7	24	47.7	3	33.5	280	136.5
April	100	10.9	66	20.1	17	11.3	13	21.1	—	—	196	63.5
May	150	15.3	61	18.6	25	17.0	27	55.5	5	39.6	268	145.9

TABLE 7 — NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION, QUEENSLAND, MAY 1994

Statistical division	Other residential building									Total residential building
	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		
Brisbane(a)	1,554	132	236	368	77	139	45	261	629	2,183
Moreton(a)	854	113	435	548	183	132	131	446	994	1,848
Wide Bay-Burnett	326	14	—	14	—	—	—	—	14	340
Darling Downs	141	37	10	47	—	—	—	—	47	188
South West	8	—	—	—	—	—	—	—	—	8
Fitzroy	158	9	—	9	3	—	—	3	12	170
Central West	3	—	—	—	—	—	—	—	—	3
Mackay	117	—	4	4	53	—	—	53	57	174
Northern	164	4	—	4	49	7	—	56	60	224
Far North	282	8	39	47	22	29	44	95	142	424
North West	3	10	—	10	16	—	—	16	26	29
Queensland	3,610	327	724	1,051	403	307	220	930	1,981	5,591
VALUE (\$'000)										
Brisbane(a)	139,013	7,568	13,345	20,913	4,047	13,610	6,032	23,689	44,601	183,614
Moreton(a)	80,337	6,736	28,661	35,397	12,574	10,659	11,810	35,042	70,439	150,777
Wide Bay-Burnett	25,556	654	—	654	—	—	—	—	654	26,210
Darling Downs	13,550	1,441	500	1,941	—	—	—	—	1,941	15,491
South West	580	—	—	—	—	—	—	—	—	580
Fitzroy	15,516	572	—	572	500	—	—	500	1,072	16,588
Central West	260	—	—	—	—	—	—	—	—	260
Mackay	10,456	—	305	305	3,110	—	—	3,110	3,415	13,870
Northern	14,828	230	—	230	3,665	700	—	4,365	4,594	19,422
Far North	24,792	821	5,332	6,153	1,206	2,000	3,900	7,106	13,258	38,051
North West	221	485	—	485	1,234	—	—	1,234	1,719	1,940
Queensland	325,108	18,507	48,143	66,650	26,334	26,969	21,742	75,045	141,695	466,803

(a) See paragraph 29 of the Explanatory Notes.

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

Period	Double brick (a) (b)	Brick veneer (a)	Timber	Fibre cement	Other	Total
1990-91	1,403	18,241	2,264	1,753	485	24,146
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
1992-93						
July-May	1,775	24,207	3,059	1,396	449	30,886
1993-94						
July-May	1,949	26,480	2,910	1,391	774	33,498
1993--						
March	184	2,568	318	99	41	3,210
April	237	2,111	264	139	27	2,778
May	181	2,191	269	111	52	2,804
June	152	2,414	262	121	46	2,995
July	100	2,617	304	112	63	3,196
August	84	2,542	313	122	59	3,120
September	66	2,799	316	108	89	3,377
October	153	2,606	314	107	81	3,261
November	163	2,367	312	146	59	3,047
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

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

TABLE 9 — TYPE OF BUILDING APPROVED IN STATISTICAL DIVISIONS AND STATISTICAL DISTRICTS, QUEENSLAND, MAY 1994

Statistical division and statistical district	Dwelling units in new residential buildings						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(a)	1,554	139,013	629	44,601	2,183	183,614	10,018	62,422	256,054
Moreton(a)	854	80,337	994	70,439	1,848	150,777	2,848	29,525	183,150
Wide Bay-Burnett	326	25,556	14	654	340	26,210	1,349	2,944	30,504
Darling Downs	141	13,550	47	1,941	188	15,491	878	1,394	17,764
South West	8	580	—	—	8	580	60	60	700
Fitzroy	158	15,516	12	1,072	170	16,588	709	2,624	19,922
Central West	3	260	—	—	3	260	117	1,879	2,256
Mackay	117	10,456	57	3,415	174	13,870	1,003	4,287	19,160
Northern	164	14,828	60	4,594	224	19,422	1,417	24,933	45,773
Far North	282	24,792	142	13,258	424	38,051	1,518	15,768	55,337
North West	3	221	26	1,719	29	1,940	20	108	2,068
Queensland	3,610	325,108	1,981	141,695	5,591	466,803	19,938	145,945	632,686
STATISTICAL DISTRICT									
Gold Coast-Tweed (a)(b)	405	39,880	741	52,145	1,146	92,025	1,317	10,292	103,633
Sunshine Coast	245	23,458	249	18,150	494	41,608	660	17,137	59,406
Bundaberg(a)	65	5,186	8	323	73	5,509	250	390	6,150
Gladstone	38	3,631	7	372	45	4,003	242	90	4,335
Rockhampton	29	2,354	3	500	32	2,854	317	1,352	4,522
Mackay	41	3,881	35	2,210	76	6,091	379	3,667	10,137
Townsville	121	11,272	58	4,450	179	15,722	707	24,302	40,731
Cairns(a)	212	18,648	98	7,048	310	25,696	835	11,403	37,935

(a) See paragraph 29 of the Explanatory Notes. (b) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales.

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, MAY 1994

Local government area	<i>Dwelling units in new residential buildings</i>						<i>Alterations and additions to residential buildings (\$'000)</i>	<i>Non-residential building (\$'000)</i>	<i>Total (\$'000)</i>
	<i>Houses</i>		<i>Other residential buildings</i>		<i>Total</i>				
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>			
BRISBANE AND MORETON STATISTICAL DIVISIONS (a)									
Albert (S)	354	32,376	495	33,469	849	65,845	710	5,493	72,048
Beaudesert (S)	81	6,841	4	262	85	7,103	324	77	7,504
Boonah (S)	3	186	—	—	3	186	—	—	186
Brisbane (C)	476	49,848	387	32,805	863	82,653	7,154	41,094	130,902
Caboolture (S)	264	20,605	29	1,702	293	22,307	686	1,740	24,734
Caloundra (C)	83	7,562	29	3,138	112	10,700	528	11,422	22,649
Esk (S)	10	782	—	—	10	782	—	—	782
Gatton (S)	11	972	—	—	11	972	64	1,280	2,315
Gold Coast (C)	131	13,889	246	18,676	377	32,565	718	6,221	39,505
Ipswich (C)	19	1,747	8	468	27	2,216	164	3,821	6,200
Kilcoy (S)	—	—	—	—	—	—	—	—	—
Laidley (S)	16	1,084	2	57	18	1,141	32	—	1,173
Logan (C)	255	19,630	138	5,856	393	25,486	461	1,472	27,419
Maroochy (S)	159	15,005	185	11,625	344	26,631	118	5,534	32,283
Moreton (S)	97	7,889	2	104	99	7,993	299	3,200	11,492
Noosa (S)	102	9,416	35	3,387	137	12,803	543	997	14,342
Pine Rivers (S)	165	15,171	36	2,290	201	17,461	601	5,567	23,630
Redcliffe (C)	17	1,919	16	750	33	2,669	163	2,598	5,431
Redland (S)	165	14,428	11	450	176	14,878	300	1,431	16,609
Brisbane and Moreton (SDs)	2,408	219,351	1,623	115,041	4,031	334,391	12,866	91,947	439,204
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	22	1,740	6	198	28	1,938	125	210	2,273
Gayndah (S)	—	—	—	—	—	—	—	—	—
Gooburrum (S)	22	1,842	—	—	22	1,842	45	—	1,887
Gympie (C)	5	347	—	—	5	347	63	805	1,215
Hervey Bay (C)	89	6,746	—	—	89	6,746	196	450	7,392
Isis (S)	10	783	—	—	10	783	39	200	1,022
Kingaroy (S)	14	1,342	2	125	16	1,468	128	110	1,706
Kolan (S)	5	203	—	—	5	203	—	—	203
Maryborough (C)	17	1,618	2	110	19	1,728	224	235	2,187
Miriam Vale (S)	8	511	—	—	8	511	107	—	618
Mundubbera (S)	2	182	—	—	2	182	—	—	182
Nanango (S)	9	618	—	—	9	618	140	—	758
Tiaro (S)	17	1,202	2	96	19	1,298	—	—	1,298
Widgee (S)	39	3,092	—	—	39	3,092	98	754	3,944
Woongarra (S)	42	3,344	2	125	44	3,469	159	180	3,807
Other areas	25	1,986	—	—	25	1,986	25	—	2,012
Wide Bay-Burnett (SD)	326	25,556	14	654	340	26,210	1,349	2,944	30,504

TABLE 10—TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, MAY 1994—continued

Local government area	Dwelling units in new residential buildings						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)	8	511	—	—	8	511	38	—	549
Chinchilla (S)	9	665	2	100	11	765	—	—	765
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	5	543	—	—	5	543	107	—	650
Dalby (T)	12	1,098	4	160	16	1,258	91	—	1,349
Glengallan (S)	—	—	—	—	—	—	—	—	—
Goondiwindi (T)	3	367	—	—	3	367	17	—	384
Jondaryan (S)	16	1,619	—	—	16	1,619	—	240	1,859
Millmerran (S)	—	—	—	—	—	—	—	—	—
Pittsworth (S)	2	159	—	—	2	159	—	—	159
Rosalie (S)	12	890	—	—	12	890	13	—	904
Rosenthal (S)	1	107	—	—	1	107	19	—	126
Stanthorpe (S)	9	821	—	—	9	821	—	—	821
Tara (S)	—	—	—	—	—	—	20	—	20
Toowoomba (C)	53	5,684	41	1,681	94	7,365	495	814	8,674
Wambo (S)	—	—	—	—	—	—	—	—	—
Warwick (C)	8	784	—	—	8	784	35	50	869
Other areas	3	302	—	—	3	302	43	290	635
Darling Downs (SD)	141	13,550	47	1,941	188	15,491	878	1,394	17,764
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	2	176	—	—	2	176	15	—	191
Roma (T)	5	390	—	—	5	390	18	60	467
Other areas	1	15	—	—	1	15	27	—	42
South West (SD)	8	580	—	—	8	580	60	60	700
FITZROY STATISTICAL DIVISION									
Banana (S)	3	326	—	—	3	326	18	—	344
Calliope (S)	16	1,393	—	—	16	1,393	109	90	1,592
Duaringa (S)	—	—	—	—	—	—	13	—	13
Emerald (S)	41	4,604	2	200	43	4,804	24	1,183	6,012
Fitzroy (S)	6	529	—	—	6	529	11	150	689
Gladstone (C)	24	2,369	7	372	31	2,741	133	—	2,874
Livingstone (S)	36	3,662	—	—	36	3,662	95	—	3,757
Peak Downs (S)	5	476	—	—	5	476	—	—	476
Rockhampton (C)	26	2,117	3	500	29	2,617	306	1,202	4,125
Other areas	1	40	—	—	1	40	—	—	40
Fitzroy (SD)	158	15,516	12	1,072	170	16,588	709	2,624	19,922
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	3	260	—	—	3	260	99	1,155	1,513
Other areas	—	—	—	—	—	—	18	725	743
Central West (SD)	3	260	—	—	3	260	117	1,879	2,256

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, MAY 1994—continued

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	1	60	—	—	1	60	—	—	60
Broadsound (S)	2	83	—	—	2	83	10	—	93
Mackay (C)	6	618	27	1,730	33	2,347	148	3,357	5,852
Pioneer (S)	74	6,750	8	480	82	7,230	519	410	8,159
Sarina (S)	12	993	—	—	12	993	101	130	1,225
Whitsunday (S)	18	1,621	22	1,205	40	2,826	114	262	3,202
Other areas	4	331	—	—	4	331	110	128	569
Mackay (SD)	117	10,456	57	3,415	174	13,870	1,003	4,287	19,160
NORTHERN STATISTICAL DIVISION									
Bowen (S)	6	557	—	—	6	557	30	—	587
Burdekin (S)	11	1,033	—	—	11	1,033	226	631	1,890
Charters Towers (C)	3	245	2	145	5	390	247	—	637
Dalrymple (S)	4	335	—	—	4	335	40	—	374
Hinchinbrook (S)	—	—	—	—	—	—	—	—	—
Thuringowa (C)	103	8,858	9	785	112	9,643	398	975	11,016
Townsville (C)	37	3,800	49	3,665	86	7,465	477	23,327	31,268
Northern (SD)	164	14,828	60	4,594	224	19,422	1,417	24,933	45,773
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	20	1,719	—	—	20	1,719	257	423	2,399
Cairns (C)	35	3,460	53	4,302	88	7,762	270	10,724	18,756
Cardwell (S)	13	1,121	—	—	13	1,121	134	3,112	4,366
Cook (S) (including Weipa)	1	94	—	—	1	94	—	—	94
Douglas (S)	13	1,246	32	5,105	45	6,351	50	500	6,901
Eacham (S)	4	299	2	111	6	410	92	—	502
Johnstone (S)	—	—	8	575	8	575	—	—	575
Mareeba (S)	12	1,153	—	—	12	1,153	50	330	1,532
Mulgrave (S)	178	15,303	45	2,746	223	18,049	611	679	19,339
Torres (S)	—	—	2	420	2	420	—	—	420
Other areas	6	397	—	—	6	397	55	—	452
Far North (SD)	282	24,792	142	13,258	424	38,051	1,518	15,768	55,337
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	1	39	10	485	11	524	—	—	524
Cloncurry (S)	—	—	—	—	—	—	—	—	—
Mount Isa (C)	—	—	16	1,234	16	1,234	—	—	1,234
Other areas	2	181	—	—	2	181	20	108	309
North West (SD)	3	221	26	1,719	29	1,940	20	108	2,068
QUEENSLAND									
Queensland	3,610	325,108	1,981	141,695	5,591	466,803	19,938	145,945	632,686

(a) See paragraph 25 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. The number of dwelling units created by alterations and additions to existing buildings and through the construction of new 'non-residential buildings', is not included in tables but is shown as a footnote to Table 1.

11. *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*

12. 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.

13. *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'.

14. 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.

15. 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.

16. 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.

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

Estimates at constant prices

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

19. 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.

20. 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.

21. 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.)

22. 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'.

23. 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

24. The data are presented according to the Australian Standard Geographical Classification (ASGC), Edition 2.3.

25. 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.

EXPLANATORY NOTES — *continued***Australian Standard Geographical Classification — *continued***

26. *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).

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

28. *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.

29. From July 1991 the statistics reflect the changes made to the ASGC spatial units as a result of the *Review of ABS Statistical Geography* report.

- (a) The Brisbane Statistical Division was redrawn to encompass the anticipated urban development for a period of at least 20 years. The readjustment meant expansion into some of the area previously part of the adjacent Moreton Statistical Division, namely Albert (S), Beaudesert (S), Caboolture (S), Moreton (S) and Pine Rivers (S).
- (b) The boundaries of Cairns, Bundaberg and Gold Coast-Tweed Statistical Districts were amended by the transfer of part of Mulgrave (S) - Pt B to Mulgrave (S) - Pt A, part of Woongarra (S) - Pt B to Woongarra (S) - Pt A and part of Albert (S) - Pt C to Albert (S) - Pt B Bal, respectively.
- (c) More statistical local areas were created, consistent with local suburb boundaries, in Brisbane (C), Albert (S), Beaudesert (S), Moreton (S), Logan (C), Pine Rivers (S), Redland (S), Gold Coast (C) and Townsville (C). For further details inquiries should be made to the contact shown at the front of this publication.

Seasonal adjustment

30. 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.

31. 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.

32. 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

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

Building Approvals and Dwelling Unit Commencements: Small Area Statistics (8735.3) – New issue: 1992–93 (\$15.00)

Dwelling Unit Commencements Reported by Approving Authorities (8741.3) – Monthly (\$11.00)

Building Activity (8752.3) – Quarterly (\$11.00)

34. 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

35. 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)

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

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