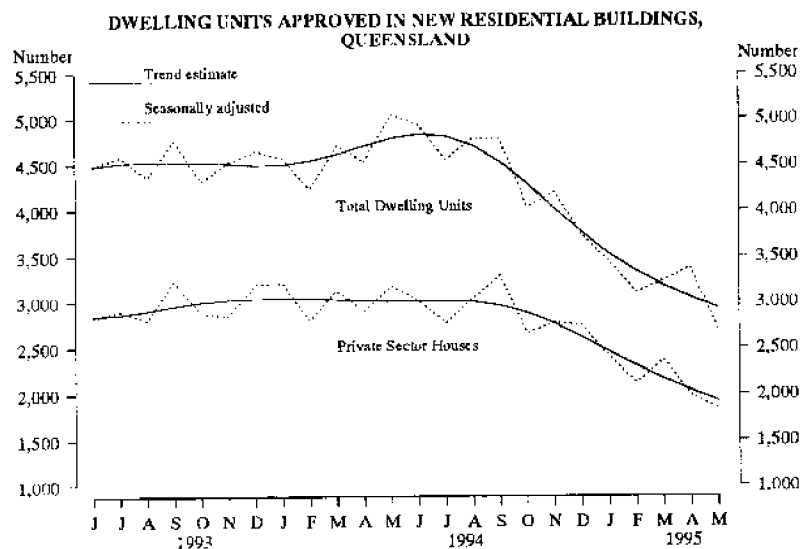


BUILDING APPROVALS, QUEENSLAND, MAY 1995

SUMMARY OF FINDINGS



Dwelling units

- The trend estimate in May 1995 for total dwelling units approved continued the decline evident from June 1994. The May figure was a decrease of 3.9 per cent, following declines of 4.1 per cent in April and 5.4 per cent in March.
- The trend estimate for private sector houses recorded a 5.8 per cent decline in May 1995. This followed falls of 5.8 per cent in April and 6.1 per cent in March.
- The seasonally adjusted estimate of the number of dwelling units approved during May 1995 was down 19.9 per cent.
- The seasonally adjusted estimate of the number of private houses approved during May 1995 fell 7.6 per cent.
- The original data showed the number of dwelling units approved in May 1995 was 3,141. In the private sector there were 2,071 houses and 940 other residential dwelling units approved.

Value of total building

- The value of total building approved in May 1995 was \$564.1 million compared with \$371.1 million in April 1995.

- In the 3 months ended May 1995 the value of all building approved was 13.4 per cent lower than the corresponding period a year ago.

Value of residential building

- The value of new residential building approved in May 1995 was \$285.3 million an increase of 3.4 per cent on the previous month. Alterations and additions were \$22.0 million compared with \$16.8 million in April 1995.
- In the 3 months ended May 1995 the value of new residential building approved was 31.2 per cent lower than a year ago, reflecting the decline in the number of dwelling units approved.

Value of non-residential building

- The value of non-residential building approved in May 1995 was \$256.8 million compared with \$78.7 million in April. A few large projects particularly those in the categories of Shops, Offices and Other Business Premises accounted for a large part of the increased value.
- In the 3 months ended May 1995 the value of non-residential building approved was 49.5 per cent higher than a year ago.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months December 1994 to May 1995.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 21 to 23 of the Explanatory Notes for more information.

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (June 1995) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 7% in June 1995, the trend estimate for that month would be 1,875, a movement of -3.8%. The movements in the trend estimates for March, April and May which are currently estimated to be -6.1%, -5.7%, and -5.9% respectively, would be revised to -5.7%, -5.5% and -5.0%. On the other hand, a 7% seasonally adjusted decline in the number of private sector houses approved in June 1995 would produce a trend estimate for June of 1,770, a movement of -5.9%, with the movements in the trend estimates for March, April and May being revised to -6.3%, -6.7% and -6.7% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if June 1995 seasonally adjusted estimate			
			is up 7% on May 1995		is down 7% on May 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1994—</i>						
December	2,618	-5.2	2,617	-5.3	2,622	-5.1
<i>1995—</i>						
January	2,455	-6.2	2,453	-6.3	2,461	-6.1
February	2,302	-6.2	2,300	-6.2	2,304	-6.4
March	2,163	-6.1	2,170	-5.7	2,159	-6.3
April	2,039	-5.7	2,052	-5.5	2,015	-6.7
May	1,920	-5.9	1,949	-5.0	1,880	-6.7
June	n.y.a.	n.y.a.	1,875	-3.8	1,770	-5.9

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if June 1995 seasonally adjusted estimate			
			is up 7% on May 1995		is down 7% on May 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1994—</i>						
December	3,756	-6.4	3,752	-6.5	3,760	-6.4
<i>1995—</i>						
January	3,522	-6.2	3,516	-6.3	3,529	-6.2
February	3,332	-5.4	3,328	-5.3	3,335	-5.5
March	3,175	-4.7	3,184	-4.3	3,167	-5.0
April	3,045	-4.1	3,058	-4.0	3,001	-5.2
May	2,925	-4.0	2,945	-3.7	2,839	-5.4
June	n.y.a.	n.y.a.	2,875	-2.4	2,714	-4.4

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-May	13,242	277	13,519	6,248	350	6,598	127	19,617	627	20,244
1994-95 July-May	11,501	161	11,662	5,151	490	5,641	68	16,720	651	17,371
1994—										
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
May	868	24	892	284	47	331	3	1,155	71	1,226
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-May	32,970	528	33,498	15,619	693	16,312	246	48,831	1,225	50,056
1994-95 July-May	28,056	435	28,491	12,321	936	13,257	179	40,554	1,373	41,927
1994—										
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
May	2,071	43	2,114	940	73	1,013	14	3,024	117	3,141

(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-May	1,215.6	23.7	1,239.3	424.0	21.1	445.0	1,639.5	44.8	1,684.3	114.5	722.8	977.4	2,476.8	2,776.2
1994-95 July-May	1,089.1	14.0	1,103.0	436.3	53.9	490.2	1,525.4	67.9	1,593.2	118.3	560.6	751.5	2,204.1	2,463.0
1994—														
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
May	86.1	2.0	88.1	18.6	2.8	21.4	104.7	4.8	109.4	10.9	69.2	91.2	184.7	211.5
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-May	2,919.8	45.4	2,965.2	1,138.7	43.0	1,181.7	4,058.4	88.4	4,146.9	209.3	1,221.9	1,600.6	5,489.4	5,956.7
1994-95 July-May	2,637.0	40.3	2,677.3	950.7	84.4	1,035.1	3,587.7	124.6	3,712.3	221.1	1,257.2	1,665.2	5,065.2	5,598.7
1994—														
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
May	205.8	3.7	209.5	71.1	4.7	75.8	276.8	8.4	285.3	22.0	194.5	256.8	493.2	564.1

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
<i>1994—</i>								
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	2,660	2,877	2,686	2,909	4,003	4,200	4,037	4,282
November r	2,769	2,762	2,744	2,801	4,007	3,898	4,197	4,015
December r	2,738	2,618	2,820	2,666	3,566	3,597	3,726	3,756
<i>1995—</i>								
January r	2,410	2,455	2,498	2,512	3,153	3,332	3,438	3,522
February r	2,119	2,302	2,145	2,363	2,937	3,128	3,099	3,332
March r	2,366	2,163	2,493	2,221	3,158	2,973	3,225	3,175
April r	1,985	2,039	1,989	2,092	2,939	2,851	3,372	3,045
May	1,835	1,920	1,860	1,965	2,669	2,747	2,700	2,925

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

TABLE 4 — VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a), 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
<i>1993—</i>									
Dec. qtr	703.1	716.5	311.3	1,027.8	52.1	298.4	539.1	1,361.1	1,619.0
<i>1994—</i>									
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
<i>1995—</i>									
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 24 to 26 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up-to-date information on prices and commodity compositions becomes available.

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

Class of building	1992-93	1993-94	July-May		1995		
			1993-94	1994-95	March	April	May
PRIVATE SECTOR							
New houses	2,830.5	3,200.2	2,919.8	2,637.0	229.3	171.0	205.8
New other residential buildings	869.6	1,264.1	1,138.7	950.7	55.9	92.0	71.1
<i>Total new residential building</i>	<i>3,700.1</i>	<i>4,464.3</i>	<i>4,058.4</i>	<i>3,587.7</i>	<i>285.2</i>	<i>263.0</i>	<i>276.8</i>
Alterations and additions to residential buildings	212.7	228.1	209.1	220.3	19.7	16.3	22.0
Hotels, etc.	37.3	302.1	296.7	57.6	4.0	1.6	9.1
Shops	314.0	332.1	287.1	485.9	69.6	12.6	80.6
Factories	87.7	109.8	99.0	91.1	7.9	3.4	12.2
Offices	89.4	160.9	141.9	138.1	19.7	5.0	15.6
Other business premises	170.6	153.0	138.4	217.6	27.2	8.9	40.1
Educational	44.9	66.4	59.6	57.4	7.4	2.9	2.8
Religious	17.0	14.3	11.6	13.8	2.9	1.7	1.9
Health	49.9	59.7	51.1	52.3	5.8	0.5	7.2
Entertainment and recreational	48.8	78.1	70.1	88.3	9.4	3.1	12.7
Miscellaneous	82.1	72.0	66.3	55.1	4.0	4.2	12.3
<i>Total non-residential building</i>	<i>941.8</i>	<i>1,348.4</i>	<i>1,221.9</i>	<i>1,257.2</i>	<i>157.8</i>	<i>43.8</i>	<i>194.5</i>
Total	4,854.6	6,040.9	5,489.4	5,065.2	462.7	323.1	493.2
PUBLIC SECTOR							
New houses	57.8	53.3	45.4	40.3	11.0	3.4	3.7
New other residential buildings	71.6	73.4	43.0	84.4	12.9	9.2	4.7
<i>Total new residential building</i>	<i>129.4</i>	<i>126.7</i>	<i>88.4</i>	<i>124.6</i>	<i>23.9</i>	<i>12.6</i>	<i>8.4</i>
Alterations and additions to residential buildings	0.2	1.1	0.2	0.9	—	0.5	0.1
Hotels, etc.	—	2.3	2.3	1.7	—	—	—
Shops	1.6	3.3	3.3	20.5	0.2	12.8	0.6
Factories	5.7	4.2	4.0	6.0	1.5	3.2	0.1
Offices	102.5	34.8	33.9	56.1	12.3	2.4	16.2
Other business premises	31.1	186.5	184.2	36.5	0.9	3.0	18.1
Educational	115.6	97.8	96.6	201.1	6.9	11.4	24.2
Religious	—	—	—	—	—	—	—
Health	12.6	42.0	17.4	26.2	—	—	—
Entertainment and recreational	153.4	19.6	15.4	17.2	0.3	0.8	2.0
Miscellaneous	19.7	22.6	21.7	42.9	1.7	1.3	1.3
<i>Total non-residential building</i>	<i>442.2</i>	<i>413.1</i>	<i>378.7</i>	<i>408.0</i>	<i>23.7</i>	<i>34.9</i>	<i>62.4</i>
Total	571.8	540.9	467.3	533.5	47.6	48.0	70.9
TOTAL							
New houses	2,888.3	3,253.5	2,965.2	2,677.3	240.3	174.4	209.5
New other residential buildings	941.2	1,337.5	1,181.7	1,035.1	68.8	101.3	75.8
<i>Total new residential building</i>	<i>3,829.6</i>	<i>4,591.0</i>	<i>4,146.9</i>	<i>3,712.3</i>	<i>309.1</i>	<i>275.7</i>	<i>285.3</i>
Alterations and additions to residential buildings	212.9	229.2	209.3	221.1	19.7	16.8	22.0
Hotels, etc.	37.3	304.4	298.9	59.3	4.0	1.6	9.1
Shops	315.6	335.4	290.4	506.4	69.8	25.3	81.2
Factories	93.4	114.0	103.0	97.1	9.4	6.6	12.2
Offices	191.9	195.7	175.8	194.2	31.9	7.4	31.7
Other business premises	201.7	339.5	322.6	254.1	28.1	11.8	58.2
Educational	160.5	164.2	156.2	258.5	14.2	14.3	27.0
Religious	17.0	14.3	11.6	13.8	2.9	1.7	1.9
Health	62.4	101.7	68.5	78.4	5.8	0.5	7.2
Entertainment and recreational	202.2	97.7	85.5	105.5	9.7	3.9	14.7
Miscellaneous	101.9	94.6	88.0	97.9	5.7	5.5	13.6
<i>Total non-residential building</i>	<i>1,383.9</i>	<i>1,761.6</i>	<i>1,600.6</i>	<i>1,665.2</i>	<i>181.5</i>	<i>78.7</i>	<i>256.8</i>
Total	5,426.3	6,581.8	5,956.7	5,598.7	510.3	371.1	564.1

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)
HOTELS, ETC.												
1995 — 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
May	3	0.3	—	—	1	0.7	3	8.1	—	—	7	9.1
SHOPS												
1995 — 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
May	49	4.8	14	3.8	7	4.6	4	5.1	4	62.9	78	81.2
FACTORIES												
1995 — 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
May	17	1.7	9	2.8	6	4.2	1	3.6	—	—	33	12.2
OFFICES												
1995 — 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
May	28	2.8	13	4.3	4	2.5	2	6.1	3	16.0	50	31.7
OTHER BUSINESS PREMISES												
1995 — 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
May	29	2.8	15	4.4	6	4.1	9	25.7	1	21.3	60	58.2
EDUCATIONAL												
1995 — 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
May	15	1.9	8	2.3	4	2.3	5	12.8	1	7.7	33	27.0
RELIGIOUS												
1995 — March	1	0.1	—	—	2	1.5	1	1.3	—	—	4	2.9
April	2	0.2	—	—	—	—	1	1.5	—	—	3	1.7
May	4	0.4	2	0.6	1	1.0	—	—	—	—	7	1.9
HEALTH												
1995 — March	4	0.5	1	0.3	—	—	—	—	1	5.0	6	5.8
April	1	0.2	1	0.4	—	—	—	—	—	—	2	0.5
May	2	0.2	—	—	2	1.4	3	5.5	—	—	7	7.2
ENTERTAINMENT AND RECREATIONAL												
1995 — 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
May	12	1.2	5	1.3	1	0.6	5	11.6	—	—	23	14.7
MISCELLANEOUS												
1995 — 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
May	5	0.7	3	0.9	3	2.1	3	10.0	—	—	14	13.6
TOTAL NON-RESIDENTIAL BUILDING												
1995 — 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
May	164	16.9	69	20.2	35	23.4	35	88.4	9	107.9	312	256.8

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, QUEENSLAND, MAY 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			
NUMBER OF DWELLING UNITS										
Brisbane	892	99	174	273	58	—	—	58	331	1,223
Moreton	505	142	87	229	15	61	6	82	311	816
Wide Bay-Burnett	215	6	8	14	18	—	—	18	32	247
Darling Downs	70	7	149	156	—	—	—	—	156	226
South West	9	—	—	—	—	—	—	—	—	9
Fitzroy	93	6	—	6	—	—	—	—	6	99
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	73	8	14	22	—	—	—	—	22	95
Northern	102	18	19	37	4	—	—	4	41	143
Far North	154	29	22	51	26	10	27	63	114	268
North West	1	—	—	—	—	—	—	—	—	1
Queensland	2,114	315	473	788	121	71	33	225	1,013	3,127
VALUE (\$'000)										
Brisbane	88,051	5,862	12,207	18,069	3,320	—	—	3,320	21,389	109,441
Moreton	52,259	8,897	5,704	14,601	1,210	5,700	990	7,900	22,501	74,760
Wide Bay-Burnett	17,980	296	480	776	1,600	—	—	1,600	2,376	20,355
Darling Downs	7,404	483	11,324	11,807	—	—	—	—	11,807	19,211
South West	681	—	—	—	—	—	—	—	—	681
Fitzroy	9,069	376	—	376	—	—	—	—	376	9,445
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	7,130	559	1,025	1,584	—	—	—	—	1,584	8,714
Northern	10,226	1,119	1,445	2,564	388	—	—	388	2,952	13,178
Far North	16,542	2,652	1,620	4,272	1,400	817	6,300	8,517	12,789	29,331
North West	150	—	—	—	—	—	—	—	—	150
Queensland	209,491	20,243	33,805	54,048	7,918	6,517	7,290	21,725	75,773	285,264

(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	848	36,591
1993-94						
July-May	1,949	26,480	2,910	1,391	768	33,498
1994-95						
July-May	2,256	21,840	2,460	1,184	751	28,491
1994—						
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
May	301	1,376	191	117	129	2,114

(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, MAY 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	892	88,051	331	21,389	1,223	109,441	10,892	91,190	211,523
Moreton	505	52,259	311	22,501	816	74,760	4,127	42,715	121,602
Wide Bay-Burnett	215	17,980	32	2,376	247	20,355	989	6,914	28,258
Darling Downs	70	7,404	156	11,807	226	19,211	1,462	41,399	62,072
South West	9	681	—	—	9	681	371	587	1,638
Fitzroy	93	9,069	6	376	99	9,445	983	13,983	24,412
Central West	—	—	—	—	—	—	23	—	23
Mackay	73	7,130	22	1,584	95	8,714	641	4,197	13,552
Northern	102	10,226	41	2,952	143	13,178	1,127	17,245	31,549
Far North	154	16,542	114	12,789	268	29,331	1,408	38,452	69,191
North West	1	150	—	—	1	150	—	149	299
Queensland	2,114	209,491	1,013	75,773	3,127	285,264	22,023	256,831	564,119
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	211	24,375	232	16,819	443	41,194	1,685	15,979	58,858
Sunshine Coast	126	13,034	77	5,602	203	18,636	1,258	25,238	45,131
Bundaberg (c)	52	4,761	4	210	56	4,971	164	375	5,509
Gladstone	43	4,385	2	109	45	4,494	236	8,522	13,252
Rockhampton	17	1,392	—	—	17	1,392	358	4,642	6,391
Mackay	28	2,905	2	219	30	3,124	262	3,462	6,847
Townsville (c)	58	6,981	23	1,803	81	8,784	599	16,582	25,965
Cairns	98	10,000	84	10,715	182	20,715	984	32,665	54,365

(a) Excluding *Conversions, etc.* (b) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales. (c) See paragraph 32 of the Explanatory Notes.

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, MAY 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)	216	21,037	141	9,000	357	30,036	775	14,751	45,563
Beaudesert (S)	56	5,374	—	—	56	5,374	510	80	5,964
Boonah (S)	6	394	—	—	6	394	47	—	440
Brisbane (C)	309	36,889	251	16,995	560	53,884	8,131	49,123	111,138
Caboolture (S)	132	10,857	12	625	144	11,482	245	10,804	22,531
Caloundra (C)	48	4,226	6	990	54	5,216	480	6,809	12,505
Esk (S)	13	1,126	—	—	13	1,126	14	—	1,140
Gatton (S)	7	1,611	—	—	7	1,611	117	—	1,729
Gold Coast (C)	67	9,345	91	7,819	158	17,164	1,132	4,949	23,245
Ipswich (C)	18	1,425	—	—	18	1,425	250	3,818	5,494
Kilcoy (S)	—	—	—	—	—	—	—	—	—
Laidley (S)	28	1,841	—	—	28	1,841	39	—	1,881
Logan (C)	108	8,448	20	1,000	128	9,448	608	1,750	11,806
Maroochy (S)	108	10,862	69	4,062	177	14,923	732	18,497	34,152
Moreton (S)	47	4,045	2	120	49	4,165	311	417	4,894
Noosa (S)	43	4,295	4	630	47	4,925	476	1,350	6,752
Pine Rivers (S)	97	8,899	—	—	97	8,899	560	3,358	12,818
Redcliffe (C)	12	1,123	17	975	29	2,098	197	220	2,516
Redland (S)	82	8,512	29	1,674	111	10,186	394	17,978	28,558
Brisbane and Moreton (SDs)	1,397	140,311	642	43,890	2,039	184,201	15,019	133,905	333,125
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	33	3,095	4	210	37	3,305	105	375	3,785
Burnett (S)	32	2,920	—	—	32	2,920	80	623	3,623
Cooloola (S)	38	3,128	—	—	38	3,128	328	459	3,915
Gayndah (S)	—	—	—	—	—	—	—	—	—
Hervey Bay (C)	68	5,629	26	2,080	94	7,709	141	1,304	9,154
Isis (S)	—	—	—	—	—	—	—	—	—
Kingaroy (S)	4	341	—	—	4	341	61	774	1,177
Kolan (S)	3	182	—	—	3	182	34	—	216
Maryborough (C)	9	763	2	86	11	849	11	3,000	3,860
Miriam Vale (S)	6	639	—	—	6	639	10	—	649
Mundubbera (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	11	587	—	—	11	587	25	60	672
Tiaro (S)	7	443	—	—	7	443	52	—	495
Other areas	4	253	—	—	4	253	141	318	712
Wide Bay-Burnett (SD)	215	17,980	32	2,376	247	20,355	989	6,914	28,258

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

Local government area	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	—	—	—	—	—	—	—	—	—
Chinchilla (S)	—	—	—	—	—	—	—	—	—
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	13	1,128	—	—	13	1,128	19	—	1,148
Dalby (T)	1	110	—	—	1	110	49	194	352
Goondiwindi (T)	—	—	—	—	—	—	—	—	—
Jondaryan (S)	4	1,301	—	—	4	1,301	32	248	1,581
Millmerran (S)	—	—	—	—	—	—	34	—	34
Pittsworth (S)	1	61	—	—	1	61	—	—	61
Rosalie (S)	5	358	—	—	5	358	31	—	389
Stanthorpe (S)	8	631	7	483	15	1,114	25	—	1,139
Tara (S)	1	99	—	—	1	99	—	—	99
Toowoomba (C)	23	2,494	149	11,324	172	13,817	1,093	19,383	34,293
Wambo (S)	4	428	—	—	4	428	—	—	428
Warwick (S)	9	688	—	—	9	688	152	21,575	22,415
Other areas	1	106	—	—	1	106	28	—	134
Darling Downs (SD)	70	7,404	156	11,807	226	19,211	1,462	41,399	62,072
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	2	144	—	—	2	144	40	527	711
Roma (T)	2	216	—	—	2	216	53	60	329
Other areas	5	320	—	—	5	320	278	—	598
South West (SD)	9	681	—	—	9	681	371	587	1,638
FITZROY STATISTICAL DIVISION									
Banana (S)	1	52	—	—	1	52	46	66	163
Calliope (S)	19	1,612	—	—	19	1,612	—	—	1,612
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	12	1,444	2	155	14	1,599	32	78	1,709
Fitzroy (S)	8	539	—	—	8	539	146	295	980
Gladstone (C)	24	2,773	2	109	26	2,882	236	8,522	11,640
Livingstone (S)	20	1,797	2	112	22	1,909	237	676	2,822
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	9	853	—	—	9	853	287	4,347	5,487
Other areas	—	—	—	—	—	—	—	—	—
Fitzroy (SD)	93	9,069	6	376	99	9,445	983	13,983	24,412
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	—	—	—
Other areas	—	—	—	—	—	—	23	—	23
Central West (SD)	—	—	—	—	—	—	23	—	23

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, MAY 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)	—	—	—	—	—	—	24	—	24
Broadsound (S)	3	310	—	—	3	310	124	—	434
Mackay (C)	39	3,908	2	219	41	4,127	295	3,982	8,403
Sarina (S)	5	374	14	1,025	19	1,399	45	75	1,519
Whitsunday (S)	21	2,048	6	340	27	2,388	114	140	2,642
Other areas	5	491	—	—	5	491	39	—	530
Mackay (SD)	73	7,130	22	1,584	95	8,714	641	4,197	13,552
NORTHERN STATISTICAL DIVISION									
Bowen (S)	4	349	2	170	6	519	22	440	980
Burdekin (S)	12	895	12	784	24	1,679	187	155	2,021
Charters Towers (C)	8	564	—	—	8	564	29	—	593
Dalrymple (S)	4	196	—	—	4	196	13	68	277
Hinchinbrook (S)	11	827	4	195	15	1,022	111	—	1,133
Thuringowa (C)	36	3,543	17	1,275	53	4,818	293	6,575	11,686
Townsville (C)	27	3,852	6	528	33	4,380	472	10,007	14,859
Northern (SD)	102	10,226	41	2,952	143	13,178	1,127	17,245	31,549
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	8	706	2	97	10	803	50	242	1,094
Cairns (C)	14	2,298	54	8,335	68	10,634	413	2,390	13,437
Cardwell (S)	8	683	2	127	10	809	131	290	1,230
Cook (S) (including Weipa)	3	418	—	—	3	418	42	3,664	4,124
Douglas (S)	9	2,723	20	1,230	29	3,953	20	—	3,973
Eacham (S)	3	247	—	—	3	247	—	—	247
Johnstone (S)	14	858	2	400	16	1,258	22	233	1,513
Mareeba (S)	5	416	—	—	5	416	113	314	843
Mulgrave (S)	86	7,967	30	2,380	116	10,347	602	30,447	41,396
Torres (S)	—	—	4	220	4	220	—	298	518
Other areas	4	225	—	—	4	225	17	574	816
Far North (SD)	154	16,542	114	12,789	268	29,331	1,408	38,452	69,191
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	—	—	—	—	—	—	—	—	—
Mount Isa (C)	1	150	—	—	1	150	—	149	299
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	1	150	—	—	1	150	—	149	299
QUEENSLAND									
Queensland	2,114	209,491	1,013	75,773	3,127	285,264	22,023	256,831	564,119

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

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in 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 only included as a footnote.

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

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

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

Building Classification

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

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

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

Seasonal Adjustment

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

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

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

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

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Details of the methods used in seasonally adjusting these statistics are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

Trend Estimates

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

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

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

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.4* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

28. 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.

29. *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).

30. *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.

31. *Statistical districts* have been defined around selected urban areas to provide comparable statistics over a period of time. These districts, which are intended to contain the anticipated urban spread for at least 20 years, are generally defined as having a population of 25,000 or more and experiencing urban growth beyond the LGA boundaries.

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

- (a) Cooloola (S) has been formed by the amalgamation of Gympie (C) and Widgee (S).
- (b) The boundaries of Brisbane (C) and Logan (C) were amended by the transfer of Underwood Pt A to Underwood Pt B (renamed Underwood); the transfer of part of Karawatha to Woodridge; and part of Rochedale South to Burbank.
- (c) (i) Burnett (S) has been formed by the amalgamation of Gooburrum (S) and Woongarra (S).
- (ii) The boundaries of Bundaberg (C) and Burnett (S) were amended by the transfer of part of Burnett (S) to Bundaberg (C).

- (d) The boundaries of Maryborough (C) and Woocoo (S) were amended by the transfer of part of Woocoo (S) to Maryborough (C).
- (e) Warwick (S) has been formed by the amalgamation of Warwick (C) and the Shires of Allora, Glengallan and Rosenthal.
- (f) The City of Mackay comprises the amalgamated areas of the former City of Mackay and Shire of Pioneer.
- (g) The boundaries of Burdekin (S), Dalrymple (S), Hinchinbrook (S), Thuringowa (C) and Townsville (C) were amended by the transfer of part of Burdekin (S) to Dalrymple (S); part of Dalrymple (S) to Thuringowa (C); part of Thuringowa (C) to Townsville (C); part of Townsville (C) to Hinchinbrook (S); part of Thuringowa (C) to Burdekin (S); and part of Thuringowa (C) to Dalrymple (S).
- (h) The boundaries of Bundaberg and Townsville Statistical Districts have been altered. For further details, inquiries should be made to the contact shown at the front of this publication.

Unpublished Data and Related Publications

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

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

Building Approvals, Australia (8731.0)
Dwelling Unit Commencements Reported by Approving Authorities, Queensland (8741.3)
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0)
Building Activity, Queensland (8752.3)

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

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

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