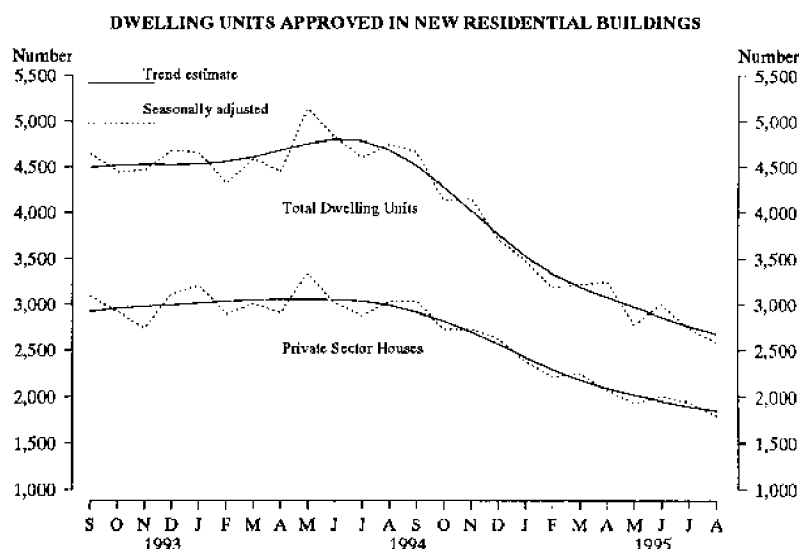


## BUILDING APPROVALS, QUEENSLAND, AUGUST 1995

### SUMMARY OF FINDINGS



#### Dwelling units

- The trend estimate for all the residential series continued to fall this month with the estimate for total dwelling units falling by 3.0% to 2,678.
- The trend estimate for private sector houses was 1,854, a 2.3% decrease on the figure for last month. This figure for August 1995 was 38.0% lower than the corresponding figure for August 1994.
- In original (unadjusted) figures, the total number of dwelling units approved in August was 2,924, an increase of 10.0% on the July figure but still 45.4% below the number approved in August 1994 (5,352).
- There were 2,077 new houses approved in August with 1,420 of these being within the Brisbane and Morceton Statistical Divisions.

#### Value of residential building

- For August 1995 the value of new residential building approved was \$270.4 million, a 16.6% increase on last months figure of \$232.0 million.
- The value of alterations and additions was \$22.1 million.

#### Value of non-residential building

- The value of non-residential building approved in August 1995 was \$289.6 million. There were eight projects over \$5 million approved and they accounted for \$153.8 million of the non-residential building approved. The work approved was spread over all categories of building with all but one (religious) recording at least \$15 million.

#### Value of total building

- The value of total building approved in August 1995 was \$582.2 million of which \$446.5 million was private sector and \$135.7 million public sector work.

*Please note that figures in this issue exclude some building work approved in Townsville.  
Revised August figures will be included in the next issue.*

#### 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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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 March 1995 to August 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 (September 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 6% in September 1995, the trend estimate for that month would be 1,844, a movement of -1.6%. The movements in the trend estimates for June, July and August which are currently estimated to be -3.2%, -2.9% and -2.3% respectively, would be revised to -2.7%, -2.4% and -2.0%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in September 1995 would produce a trend estimate for September of 1,757, a movement of -3.3%, with the movements in the trend estimates for June, July and August being revised to -3.4%, -3.5% and -3.5% respectively.

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

|           | Trend estimate |                               | Revised trend estimate if September 1995<br>seasonally adjusted estimate |                               |                           |                               |
|-----------|----------------|-------------------------------|--|-------------------------------|---------------------------|-------------------------------|
|           |                |                               | is up 6% on August 1995  |                               | is down 6% on August 1995 |                               |
|           | No.            | % change on<br>previous month | No.  | % change on<br>previous month | No.                       | % change on<br>previous month |
| 1995—     |                |                               |  |                               |                           |                               |
| March     | 2,183          | -4.8                          | 2,179  | 5.0                           | 2,183                     | -4.8                          |
| April     | 2,093          | -4.1                          | 2,086  | -4.2                          | 2,093                     | -4.1                          |
| May       | 2,018          | -3.6                          | 2,015  | -3.4                          | 2,019                     | -3.6                          |
| June      | 1,954          | -3.2                          | 1,960  | -2.7                          | 1,951                     | -3.4                          |
| July      | 1,898          | -2.9                          | 1,913  | -2.4                          | 1,882                     | -3.5                          |
| August    | 1,854          | -2.3                          | 1,875  | -2.0                          | 1,817                     | -3.5                          |
| September | n.y.a.         | n.y.a.                        | 1,844  | -1.6                          | 1,757                     | 3.3                           |

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

|           | Trend estimate |                               | Revised trend estimate if September 1995<br>seasonally adjusted estimate |                               |                           |                               |
|-----------|----------------|-------------------------------|--|-------------------------------|---------------------------|-------------------------------|
|           |                |                               | is up 7% on August 1995  |                               | is down 7% on August 1995 |                               |
|           | No.            | % change on<br>previous month | No.  | % change on<br>previous month | No.                       | % change on<br>previous month |
| 1995—     |                |                               |  |                               |                           |                               |
| March     | 3,193          | -4.3                          | 3,185  | -4.5                          | 3,192                     | -4.3                          |
| April     | 3,078          | -3.6                          | 3,067  | -3.7                          | 3,079                     | -3.6                          |
| May       | 2,971          | -3.5                          | 2,967  | -3.3                          | 2,972                     | -3.5                          |
| June      | 2,864          | -3.6                          | 2,872  | -3.2                          | 2,857                     | -3.9                          |
| July      | 2,761          | -3.6                          | 2,782  | -3.1                          | 2,732                     | -4.4                          |
| August    | 2,678          | -3.0                          | 2,709  | -2.7                          | 2,614                     | -4.3                          |
| September | n.y.a.         | n.y.a.                        | 2,647  | -2.3                          | 2,504                     | -4.2                          |

TABLE 1 — NUMBER OF DWELLING UNITS APPROVED

| Period                               | New houses        |                  |        | New other residential buildings |                  |        | Conversions,<br>etc. | Total (a)         |                  |        |
|--------------------------------------|-------------------|------------------|--------|---------------------------------|------------------|--------|----------------------|-------------------|------------------|--------|
|                                      | Private<br>sector | Public<br>sector | Total  | Private<br>sector               | Public<br>sector | Total  |                      | Private<br>sector | Public<br>sector | Total  |
| <b>BRISBANE STATISTICAL DIVISION</b> |                   |                  |        |                                 |                  |        |                      |                   |                  |        |
| 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 |
| 1994-95                              | 12,385            | 208              | 12,593 | 5,777                           | 543              | 6,320  | 78                   | 18,240            | 751              | 18,991 |
| 1994-95                              |                   |                  |        |                                 |                  |        |                      |                   |                  |        |
| July-August                          | 2,633             | 16               | 2,649  | 1,592                           | 115              | 1,707  | 14                   | 4,239             | 131              | 4,370  |
| 1995-96                              |                   |                  |        |                                 |                  |        |                      |                   |                  |        |
| July-August                          | 1,826             | 10               | 1,836  | 428                             | 10               | 438    | 77                   | 2,331             | 20               | 2,351  |
| 1994—                                |                   |                  |        |                                 |                  |        |                      |                   |                  |        |
| 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  |
| June                                 | 884               | 47               | 931    | 626                             | 53               | 679    | 10                   | 1,520             | 100              | 1,620  |
| July                                 | 936               | 7                | 943    | 145                             | 4                | 149    | 74                   | 1,155             | 11               | 1,166  |
| August                               | 890               | 3                | 893    | 283                             | 6                | 289    | 3                    | 1,176             | 9                | 1,185  |
| <b>QUEENSLAND</b>                    |                   |                  |        |                                 |                  |        |                      |                   |                  |        |
| 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 |
| 1994-95                              | 30,102            | 539              | 30,641 | 13,306                          | 1,061            | 14,367 | 190                  | 43,596            | 1,602            | 45,198 |
| 1994-95                              |                   |                  |        |                                 |                  |        |                      |                   |                  |        |
| July-August                          | 6,363             | 29               | 6,392  | 3,320                           | 115              | 3,435  | 44                   | 9,727             | 144              | 9,871  |
| 1995-96                              |                   |                  |        |                                 |                  |        |                      |                   |                  |        |
| July-August                          | 4,026             | 37               | 4,063  | 1,287                           | 103              | 1,390  | 128                  | 5,441             | 140              | 5,581  |
| 1994—                                |                   |                  |        |                                 |                  |        |                      |                   |                  |        |
| 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  |
| June                                 | 2,046             | 104              | 2,150  | 985                             | 125              | 1,110  | 11                   | 3,042             | 229              | 3,271  |
| July                                 | 1,971             | 15               | 1,986  | 551                             | 42               | 593    | 78                   | 2,600             | 57               | 2,657  |
| August                               | 2,055             | 22               | 2,077  | 736                             | 61               | 797    | 50                   | 2,841             | 83               | 2,924  |

(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 |                          |               |         |                             |               |         |                |               |         |  |                          |         |                |         |
| 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 |
| 1994-95                       | 1,177.5                  | 17.8          | 1,195.3 | 468.8                       | 57.6          | 526.4   | 1,646.3        | 75.4          | 1,721.7 | 129.4  | 648.6                    | 852.5   | 2,424.2        | 2,703.7 |
| 1994-95                       |                          |               |         |                             |               |         |                |               |         |  |                          |         |                |         |
| July-August                   | 248.1                    | 1.4           | 249.5   | 142.8                       | 30.4          | 173.2   | 390.8          | 31.8          | 422.7   | 23.9   | 133.1                    | 146.2   | 547.8          | 592.8   |
| 1995-96                       |                          |               |         |                             |               |         |                |               |         |  |                          |         |                |         |
| July-August                   | 174.0                    | 0.8           | 174.8   | 29.8                        | 0.7           | 30.5    | 203.8          | 1.4           | 205.3   | 31.2   | 119.2                    | 142.0   | 354.2          | 378.5   |
| 1994—                         |                          |               |         |                             |               |         |                |               |         |  |                          |         |                |         |
| 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   |
| June                          | 88.4                     | 3.9           | 92.3    | 32.5                        | 3.7           | 36.2    | 120.9          | 7.6           | 128.5   | 11.2   | 88.0                     | 101.0   | 220.1          | 240.7   |
| July                          | 88.2                     | 0.5           | 88.7    | 8.3                         | 0.4           | 8.6     | 96.5           | 0.9           | 97.3    | 18.8   | 51.6                     | 64.9    | 166.9          | 181.0   |
| August                        | 85.8                     | 0.3           | 86.1    | 21.6                        | 0.3           | 21.9    | 107.4          | 0.6           | 108.0   | 12.4   | 67.5                     | 77.1    | 187.3          | 197.4   |
| QUEENSLAND                    |                          |               |         |                             |               |         |                |               |         |  |                          |         |                |         |
| 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 |
| 1994-95                       | 2,841.5                  | 50.0          | 2,891.5 | 1,015.2                     | 94.1          | 1,109.3 | 3,856.7        | 144.1         | 4,000.7 | 240.9  | 1,570.9                  | 2,063.5 | 5,667.5        | 6,305.1 |
| 1994-95                       |                          |               |         |                             |               |         |                |               |         |  |                          |         |                |         |
| July-August                   | 590.8                    | 2.7           | 593.5   | 260.1                       | 30.4          | 290.6   | 851.0          | 33.1          | 884.1   | 43.4   | 222.0                    | 283.6   | 1,116.4        | 1,211.1 |
| 1995-96                       |                          |               |         |                             |               |         |                |               |         |  |                          |         |                |         |
| July-August                   | 385.0                    | 3.9           | 388.9   | 106.4                       | 7.1           | 113.5   | 491.4          | 11.0          | 502.5   | 50.4   | 281.8                    | 437.5   | 823.6          | 990.3   |
| 1994—                         |                          |               |         |                             |               |         |                |               |         |  |                          |         |                |         |
| 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   |
| June                          | 204.5                    | 9.7           | 214.2   | 64.5                        | 9.7           | 74.2    | 269.0          | 19.4          | 288.4   | 19.7   | 313.6                    | 398.3   | 602.4          | 706.4   |
| July                          | 188.7                    | 1.2           | 189.9   | 39.3                        | 2.8           | 42.1    | 228.0          | 4.0           | 232.0   | 28.2   | 120.8                    | 147.9   | 377.1          | 408.1   |
| August                        | 196.3                    | 2.7           | 199.0   | 67.1                        | 4.3           | 71.4    | 263.4          | 7.0           | 270.4   | 22.1   | 160.9                    | 289.6   | 446.5          | 582.2   |

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> |                     |                |                     |                |                     |                |                     |                |
| June         | 3,013               | 3,052          | 3,018               | 3,098          | 4,641               | 4,609          | 4,827               | 4,801          |
| July         | 2,878               | 3,034          | 2,898               | 3,070          | 4,424               | 4,599          | 4,608               | 4,784          |
| August       | 3,034               | 2,990          | 3,056               | 3,018          | 4,656               | 4,521          | 4,749               | 4,688          |
| September    | 3,037               | 2,915          | 3,091               | 2,939          | 4,485               | 4,363          | 4,669               | 4,513          |
| October      | 2,727               | 2,818          | 2,732               | 2,847          | 3,999               | 4,140          | 4,138               | 4,281          |
| November     | 2,731               | 2,703          | 2,764               | 2,743          | 4,042               | 3,880          | 4,161               | 4,024          |
| December     | 2,629               | 2,572          | 2,666               | 2,623          | 3,564               | 3,614          | 3,717               | 3,768          |
| <i>1995—</i> |                     |                |                     |                |                     |                |                     |                |
| January      | 2,385               | 2,427          | 2,480               | 2,484          | 3,241               | 3,367          | 3,477               | 3,529          |
| February r   | 2,219               | 2,293          | 2,277               | 2,355          | 3,120               | 3,172          | 3,187               | 3,335          |
| March r      | 2,255               | 2,183          | 2,339               | 2,246          | 3,063               | 3,038          | 3,224               | 3,193          |
| April r      | 2,066               | 2,093          | 2,075               | 2,152          | 2,985               | 2,937          | 3,253               | 3,078          |
| May r        | 1,936               | 2,018          | 2,000               | 2,071          | 2,724               | 2,849          | 2,784               | 2,971          |
| June r       | 2,007               | 1,954          | 2,087               | 2,000          | 2,940               | 2,757          | 2,992               | 2,864          |
| July r       | 1,943               | 1,898          | 1,975               | 1,938          | 2,645               | 2,667          | 2,740               | 2,761          |
| August       | 1,795               | 1,854          | 1,812               | 1,889          | 2,463               | 2,586          | 2,584               | 2,678          |

(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   |                             |         |  |                          |         |                |         |
| 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 |
| 1994-95      | 2,501.0                  | 2,544.9 | 1,115.9                     | 3,660.9 | 211.9  | 1,550.0                  | 2,036.1 | 5,296.7        | 5,908.8 |
| <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   | 319.0                    | 396.1   | 1,559.0        | 1,673.9 |
| Dec. qtr     | 665.2                    | 670.7   | 242.6                       | 913.3   | 57.6   | 333.8                    | 471.6   | 1,289.5        | 1,442.4 |
| <i>1995—</i> |                          |         |                             |         |  |                          |         |                |         |
| Mar. qtr     | 529.6                    | 548.7   | 207.8                       | 756.5   | 44.8   | 356.2                    | 449.0   | 1,119.8        | 1,250.3 |
| June qtr     | 507.2                    | 521.9   | 249.8                       | 771.7   | 51.0   | 541.1                    | 719.4   | 1,328.4        | 1,542.2 |

(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                                  | 1993-94        | 1994-95        | July-August    |              | 1995         |              |              |
|--|----------------|----------------|----------------|--------------|--------------|--------------|--------------|
|  |                |                | 1994-95        | 1995-96      | June         | July         | August       |
| PRIVATE SECTOR                                     |                |                |                |              |              |              |              |
| New houses   | 3,200.2        | 2,841.5        | 590.8          | 385.0        | 204.5        | 188.7        | 196.3        |
| New other residential buildings                    | 1,264.1        | 1,015.2        | 260.1          | 106.4        | 64.5         | 39.3         | 67.1         |
| <i>Total new residential building</i>              | <i>4,464.3</i> | <i>3,856.7</i> | <i>851.0</i>   | <i>491.4</i> | <i>269.0</i> | <i>228.0</i> | <i>263.4</i> |
| Alterations and additions to residential buildings | 228.1          | 240.0          | 43.4           | 50.4         | 19.7         | 28.2         | 22.1         |
| Hotels, etc.                                       | 302.1          | 186.6          | 6.7            | 44.3         | 129.0        | 1.9          | 42.4         |
| Shops  | 332.1          | 540.9          | 100.6          | 59.1         | 55.0         | 26.7         | 32.5         |
| Factories  | 109.8          | 110.7          | 19.1           | 35.8         | 19.6         | 17.1         | 18.7         |
| Offices  | 160.9          | 148.2          | 18.7           | 31.8         | 10.0         | 13.5         | 18.3         |
| Other business premises                            | 153.0          | 243.5          | 35.2           | 38.1         | 25.9         | 16.8         | 21.3         |
| Educational  | 66.4           | 62.5           | 16.6           | 13.9         | 5.1          | 5.0          | 9.0          |
| Religious  | 14.3           | 14.0           | 2.2            | 3.8          | 0.3          | 2.3          | 1.5          |
| Health   | 59.7           | 53.7           | 6.0            | 12.6         | 1.4          | 11.6         | 1.0          |
| Entertainment and recreational                     | 78.1           | 151.1          | 11.6           | 21.2         | 62.8         | 9.4          | 11.8         |
| Miscellaneous                                      | 72.0           | 59.6           | 5.2            | 21.1         | 4.5          | 16.6         | 4.5          |
| <i>Total non-residential building</i>              | <i>1,348.4</i> | <i>1,570.9</i> | <i>222.0</i>   | <i>281.8</i> | <i>313.6</i> | <i>120.8</i> | <i>160.9</i> |
| <b>Total</b>                                       | <b>6,040.9</b> | <b>5,667.5</b> | <b>1,116.4</b> | <b>823.6</b> | <b>602.4</b> | <b>377.1</b> | <b>446.5</b> |
| PUBLIC SECTOR                                      |                |                |                |              |              |              |              |
| New houses   | 53.3           | 50.0           | 2.7            | 3.9          | 9.7          | 1.2          | 2.7          |
| New other residential buildings                    | 73.4           | 94.1           | 30.4           | 7.1          | 9.7          | 2.8          | 4.3          |
| <i>Total new residential building</i>              | <i>126.7</i>   | <i>144.1</i>   | <i>33.1</i>    | <i>11.0</i>  | <i>19.4</i>  | <i>4.0</i>   | <i>7.0</i>   |
| Alterations and additions to residential buildings | 1.1            | 0.9            | —              | —            | —            | —            | —            |
| Hotels, etc.                                       | 2.3            | 1.7            | —              | 0.1          | —            | —            | 0.1          |
| Shops  | 3.3            | 20.9           | 4.3            | 0.3          | 0.4          | 0.3          | —            |
| Factories  | 4.2            | 6.5            | 0.4            | 1.0          | 0.5          | —            | 1.0          |
| Offices  | 34.8           | 57.0           | 2.4            | 1.5          | 0.9          | 0.6          | 0.8          |
| Other business premises                            | 186.5          | 37.1           | 1.6            | 10.9         | 0.6          | 6.3          | 4.6          |
| Educational  | 97.8           | 218.9          | 47.4           | 41.4         | 17.8         | 15.0         | 26.4         |
| Religious  | —              | —              | —              | 0.3          | —            | —            | 0.3          |
| Health   | 42.0           | 30.8           | 2.5            | 34.9         | 4.7          | 0.8          | 34.1         |
| Entertainment and recreational                     | 19.6           | 58.3           | 0.2            | 7.1          | 41.2         | 3.6          | 3.4          |
| Miscellaneous                                      | 22.6           | 61.5           | 2.9            | 58.2         | 18.6         | 0.3          | 57.9         |
| <i>Total non-residential building</i>              | <i>413.1</i>   | <i>492.6</i>   | <i>61.6</i>    | <i>155.7</i> | <i>84.6</i>  | <i>27.0</i>  | <i>128.7</i> |
| <b>Total</b>                                       | <b>540.9</b>   | <b>637.6</b>   | <b>94.7</b>    | <b>166.8</b> | <b>104.1</b> | <b>31.1</b>  | <b>135.7</b> |
| TOTAL  |                |                |                |              |              |              |              |
| New houses   | 3,253.5        | 2,891.5        | 593.5          | 388.9        | 214.2        | 189.9        | 199.0        |
| New other residential buildings                    | 1,337.5        | 1,109.3        | 290.6          | 113.5        | 74.2         | 42.1         | 71.4         |
| <i>Total new residential building</i>              | <i>4,591.0</i> | <i>4,000.7</i> | <i>884.1</i>   | <i>502.5</i> | <i>288.4</i> | <i>232.0</i> | <i>270.4</i> |
| Alterations and additions to residential buildings | 229.2          | 240.9          | 43.4           | 50.4         | 19.7         | 28.2         | 22.1         |
| Hotels, etc.                                       | 304.4          | 188.3          | 6.7            | 44.3         | 129.0        | 1.9          | 42.5         |
| Shops  | 335.4          | 561.8          | 104.9          | 59.5         | 55.3         | 27.0         | 32.5         |
| Factories  | 114.0          | 117.2          | 19.5           | 36.8         | 20.1         | 17.1         | 19.7         |
| Offices  | 195.7          | 205.1          | 21.0           | 33.3         | 10.9         | 14.1         | 19.1         |
| Other business premises                            | 339.5          | 280.6          | 36.8           | 49.0         | 26.5         | 23.1         | 25.9         |
| Educational  | 164.2          | 281.5          | 64.1           | 55.4         | 23.0         | 20.0         | 35.3         |
| Religious  | 14.3           | 14.0           | 2.2            | 4.1          | 0.3          | 2.3          | 1.8          |
| Health   | 101.7          | 84.5           | 8.4            | 47.5         | 6.1          | 12.4         | 35.1         |
| Entertainment and recreational                     | 97.7           | 209.4          | 11.8           | 28.3         | 103.9        | 13.1         | 15.2         |
| Miscellaneous                                      | 94.6           | 121.1          | 8.1            | 79.4         | 23.2         | 16.9         | 62.5         |
| <i>Total non-residential building</i>              | <i>1,761.6</i> | <i>2,063.5</i> | <i>283.6</i>   | <i>437.5</i> | <i>398.3</i> | <i>147.9</i> | <i>289.6</i> |
| <b>Total</b>                                       | <b>6,581.8</b> | <b>6,305.1</b> | <b>1,211.1</b> | <b>990.3</b> | <b>706.4</b> | <b>408.1</b> | <b>582.2</b> |

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

| Period                                | \$50,000 to less than \$200,000 |             | \$200,000 to less than \$500,000 |             | \$500,000 to less than \$1m |             | \$1m to less than \$5m |             | \$5m and over |             | Total |             |
|---------------------------------------|---------------------------------|-------------|----------------------------------|-------------|-----------------------------|-------------|------------------------|-------------|---------------|-------------|-------|-------------|
|                                       | No.                             | Value (\$m) | No.                              | Value (\$m) | No.                         | Value (\$m) | No.                    | Value (\$m) | No.           | Value (\$m) | No.   | Value (\$m) |
| <b>HOTELS, ETC.</b>                   |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995—June                             | 7                               | 0.7         | 6                                | 1.6         | —                           | —           | 1                      | 3.2         | 3             | 123.5       | 17    | 129.0       |
| July                                  | 3                               | 0.2         | 2                                | 0.7         | 1                           | 0.9         | —                      | —           | —             | —           | 6     | 1.9         |
| August                                | 6                               | 0.6         | 1                                | 0.3         | 1                           | 0.7         | 3                      | 6.4         | 2             | 34.6        | 13    | 42.5        |
| <b>SHOPS</b>                          |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995—June                             | 33                              | 3.3         | 17                               | 5.0         | 7                           | 4.1         | 7                      | 10.3        | 2             | 32.6        | 66    | 55.3        |
| July                                  | 56                              | 6.2         | 14                               | 4.0         | 3                           | 2.1         | 4                      | 7.6         | 1             | 7.0         | 78    | 27.0        |
| August                                | 40                              | 3.8         | 24                               | 7.1         | 8                           | 5.7         | 6                      | 15.9        | —             | —           | 78    | 32.5        |
| <b>FACTORIES</b>                      |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995—June                             | 8                               | 0.8         | 9                                | 2.8         | 5                           | 3.0         | 2                      | 3.6         | 1             | 10.0        | 25    | 20.1        |
| July                                  | 10                              | 1.2         | 7                                | 2.2         | 1                           | 0.7         | 3                      | 6.0         | 1             | 7.0         | 22    | 17.1        |
| August                                | 29                              | 3.3         | 8                                | 2.8         | 7                           | 4.3         | 6                      | 9.3         | —             | —           | 50    | 19.7        |
| <b>OFFICES</b>                        |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995—June                             | 24                              | 2.6         | 11                               | 3.0         | 3                           | 1.7         | 3                      | 3.6         | —             | —           | 41    | 10.9        |
| July                                  | 20                              | 2.1         | 11                               | 3.8         | 3                           | 1.8         | 2                      | 6.4         | —             | —           | 36    | 14.1        |
| August                                | 29                              | 2.9         | 12                               | 3.2         | 6                           | 3.6         | 1                      | 2.9         | 1             | 6.5         | 49    | 19.1        |
| <b>OTHER BUSINESS PREMISES</b>        |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995—June                             | 30                              | 3.2         | 15                               | 4.7         | 4                           | 2.7         | 8                      | 16.0        | —             | —           | 57    | 26.5        |
| July                                  | 30                              | 3.3         | 13                               | 4.4         | 3                           | 1.8         | 4                      | 7.4         | 1             | 6.2         | 51    | 23.1        |
| August                                | 24                              | 2.5         | 8                                | 2.6         | 3                           | 2.3         | 4                      | 8.5         | 1             | 10.0        | 40    | 25.9        |
| <b>EDUCATIONAL</b>                    |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995—June                             | 9                               | 1.1         | 6                                | 1.8         | 7                           | 4.5         | 4                      | 9.9         | 1             | 5.7         | 27    | 23.0        |
| July                                  | 3                               | 0.3         | 12                               | 4.1         | 2                           | 1.0         | 6                      | 14.6        | —             | —           | 23    | 20.0        |
| August                                | 14                              | 1.7         | 10                               | 3.1         | 6                           | 3.8         | 13                     | 21.4        | 1             | 5.3         | 44    | 35.3        |
| <b>RELIGIOUS</b>                      |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995—June                             | 3                               | 0.3         | —                                | —           | —                           | —           | —                      | —           | —             | —           | 3     | 0.3         |
| July                                  | 2                               | 0.2         | 2                                | 0.8         | 2                           | 1.3         | —                      | —           | —             | —           | 6     | 2.3         |
| August                                | 3                               | 0.3         | 2                                | 0.6         | 1                           | 1.0         | —                      | —           | —             | —           | 6     | 1.8         |
| <b>HEALTH</b>                         |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995—June                             | 3                               | 0.2         | —                                | —           | 2                           | 1.2         | 1                      | 4.7         | —             | —           | 6     | 6.1         |
| July                                  | 2                               | 0.2         | 3                                | 0.9         | 3                           | 2.3         | —                      | —           | 1             | 9.0         | 9     | 12.4        |
| August                                | 7                               | 0.6         | 2                                | 0.5         | —                           | —           | 1                      | 1.6         | 1             | 32.4        | 11    | 35.1        |
| <b>ENTERTAINMENT AND RECREATIONAL</b> |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995—June                             | 11                              | 0.9         | 4                                | 0.9         | 2                           | 1.6         | 1                      | 1.0         | 3             | 99.6        | 21    | 103.9       |
| July                                  | 8                               | 0.9         | 5                                | 1.4         | 2                           | 1.5         | 3                      | 9.3         | —             | —           | 18    | 13.1        |
| August                                | 4                               | 0.4         | 2                                | 0.4         | 2                           | 1.1         | 2                      | 4.3         | 1             | 9.0         | 11    | 15.2        |
| <b>MISCELLANEOUS</b>                  |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995—June                             | 12                              | 1.2         | 6                                | 2.1         | 1                           | 0.6         | 2                      | 2.3         | 2             | 17.0        | 23    | 23.2        |
| July                                  | 8                               | 0.7         | 5                                | 1.4         | 1                           | 0.8         | 5                      | 14.0        | —             | —           | 19    | 16.9        |
| August                                | 8                               | 0.9         | 4                                | 1.0         | 4                           | 3.1         | 1                      | 1.5         | 1             | 55.9        | 18    | 62.5        |
| <b>TOTAL NON-RESIDENTIAL BUILDING</b> |                                 |             |                                  |             |                             |             |                        |             |               |             |       |             |
| 1995—June                             | 140                             | 14.2        | 74                               | 21.9        | 31                          | 19.3        | 29                     | 54.5        | 12            | 288.4       | 286   | 398.3       |
| July                                  | 142                             | 15.3        | 74                               | 23.8        | 21                          | 14.2        | 27                     | 65.3        | 4             | 29.2        | 268   | 147.9       |
| August                                | 164                             | 16.9        | 73                               | 21.5        | 38                          | 25.6        | 37                     | 71.8        | 8             | 153.8       | 320   | 289.6       |

**TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, QUEENSLAND, AUGUST 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                 | 893                            | 107   | 144               | 251           | 14  | 24           | —                 | 38            | 289                            | 1,182          |
| Moreton                  | 527                            | 55  | 72                | 127           | 19  | 41           | 150               | 210           | 337                            | 864            |
| Wide Bay-Burnett         | 182                            | 50  | —                 | 50            | —   | —            | —                 | —             | 50                             | 232            |
| Darling Downs            | 89                             | —   | —                 | —             | —   | —            | —                 | —             | —                              | 89             |
| South West               | 7                              | —   | —                 | —             | —   | —            | —                 | —             | —                              | 7              |
| Fitzroy                  | 100                            | 7   | —                 | 7             | 2   | —            | —                 | 2             | 9                              | 109            |
| Central West             | 4                              | —   | —                 | —             | —   | —            | —                 | —             | —                              | 4              |
| Mackay                   | 88                             | 2   | 16                | 18            | —   | —            | —                 | —             | 18                             | 106            |
| Northern                 | 49                             | —   | 28                | 28            | —   | —            | —                 | —             | 28                             | 77             |
| Far North                | 138                            | 24  | 22                | 46            | —   | 8            | —                 | 8             | 54                             | 192            |
| North West               | —                              | 6   | 6                 | 12            | —   | —            | —                 | —             | 12                             | 12             |
| <b>Queensland</b>        | <b>2,077</b>                   | <b>251</b>  | <b>288</b>        | <b>539</b>    | <b>35</b>                                   | <b>73</b>    | <b>150</b>        | <b>258</b>    | <b>797</b>                     | <b>2,874</b>   |
| VALUE (\$'000)           |                                |   |                   |               |   |              |                   |               |                                |                |
| Brisbane                 | 86,078                         | 7,661   | 11,402            | 19,063        | 765   | 2,070        | —                 | 2,835         | 21,898                         | 107,975        |
| Moreton                  | 51,425                         | 3,080   | 4,034             | 7,114         | 1,290                                       | 3,550        | 25,350            | 30,190        | 37,304                         | 88,729         |
| Wide Bay-Burnett         | 15,028                         | 2,850   | —                 | 2,850         | —   | —            | —                 | —             | 2,850                          | 17,878         |
| Darling Downs            | 7,829                          | —   | —                 | —             | —   | —            | —                 | —             | —                              | 7,829          |
| South West               | 630                            | —   | —                 | —             | —   | —            | —                 | —             | —                              | 630            |
| Fitzroy                  | 9,499                          | 333   | —                 | 333           | 117   | —            | —                 | 117           | 450                            | 9,949          |
| Central West             | 420                            | —   | —                 | —             | —   | —            | —                 | —             | —                              | 420            |
| Mackay                   | 8,820                          | 178   | 914               | 1,092         | —   | —            | —                 | —             | 1,092                          | 9,912          |
| Northern                 | 4,646                          | —   | 2,034             | 2,034         | —   | —            | —                 | —             | 2,034                          | 6,680          |
| Far North                | 14,621                         | 1,254   | 1,584             | 2,837         | —   | 2,300        | —                 | 2,300         | 5,137                          | 19,758         |
| North West               | —                              | 375   | 300               | 675           | —   | —            | —                 | —             | 675                            | 675            |
| <b>Queensland</b>        | <b>198,995</b>                 | <b>15,731</b>   | <b>20,268</b>     | <b>35,998</b> | <b>2,172</b>                                | <b>7,920</b> | <b>25,350</b>     | <b>35,442</b> | <b>71,440</b>                  | <b>270,435</b> |

(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  |
|-------------|----------------------|------------------|--------|--------------|-------|--------|
| 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 |
| 1994-95     | 2,485                | 23,390           | 2,626  | 1,287        | 853   | 30,641 |
| 1994-95     |                      |                  |        |              |       |        |
| July-August | 263                  | 5,129            | 536    | 289          | 175   | 6,392  |
| 1995-96     |                      |                  |        |              |       |        |
| July-August | 823                  | 2,499            | 334    | 193          | 214   | 4,063  |
| 1994—       |                      |                  |        |              |       |        |
| 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  |
| June        | 229                  | 1,550            | 166    | 103          | 102   | 2,150  |
| July        | 275                  | 1,331            | 161    | 107          | 112   | 1,986  |
| August      | 548                  | 1,168            | 173    | 86           | 102   | 2,077  |

(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, AUGUST 1995

| Statistical division<br>and statistical district | Dwelling units in new residential buildings (a) |                   |                                   |                   |              |                   | Alterations<br>and<br>additions<br>to<br>residential<br>buildings<br>(\$'000) | Non-<br>residential<br>building<br>(\$'000) | Total<br>(\$'000) |
|--|---|-------------------|-----------------------------------|-------------------|--------------|-------------------|---|---|-------------------|
|  | Houses  |                   | Other<br>residential<br>buildings |                   | Total        |                   |   |   |                   |
|  | Number  | Value<br>(\$'000) | Number                            | Value<br>(\$'000) | Number       | Value<br>(\$'000) |   |   |                   |
| <b>STATISTICAL DIVISION</b>                      |   |                   |                                   |                   |              |                   |   |   |                   |
| Brisbane   | 893   | 86,078            | 289                               | 21,898            | 1,182        | 107,975           | 12,378  | 77,096                                      | 197,449           |
| Moreton  | 527   | 51,425            | 337                               | 37,304            | 864          | 88,729            | 3,651   | 134,986                                     | 227,367           |
| Wide Bay-Burnett                                 | 182   | 15,028            | 50                                | 2,850             | 232          | 17,878            | 1,520   | 41,750                                      | 61,148            |
| Darling Downs                                    | 89  | 7,829             | -                                 | -                 | 89           | 7,829             | 1,205   | 5,186                                       | 14,219            |
| South West                                       | 7   | 630               | -                                 | -                 | 7            | 630               | 39  | 375   | 1,043             |
| Fitzroy  | 100   | 9,499             | 9                                 | 450               | 109          | 9,949             | 822   | 9,831                                       | 20,602            |
| Central West                                     | 4   | 420               | -                                 | -                 | 4            | 420               | 13  | -   | 433               |
| Mackay   | 88  | 8,820             | 18                                | 1,092             | 106          | 9,912             | 563   | 7,675                                       | 18,149            |
| Northern   | 49  | 4,646             | 28                                | 2,034             | 77           | 6,680             | 917   | 717   | 8,314             |
| Far North  | 138   | 14,621            | 54                                | 5,137             | 192          | 19,758            | 944   | 9,968                                       | 30,670            |
| North West                                       | -   | -                 | 12                                | 675               | 12           | 675               | 83  | 2,019                                       | 2,777             |
| <b>Queensland</b>                                | <b>2,077</b>                                    | <b>198,995</b>    | <b>797</b>                        | <b>71,440</b>     | <b>2,874</b> | <b>270,435</b>    | <b>22,132</b>   | <b>289,604</b>                              | <b>582,171</b>    |
| <b>STATISTICAL DISTRICT</b>                      |   |                   |                                   |                   |              |                   |   |   |                   |
| Gold Coast-Tweed (b)                             | 225   | 22,983            | 263                               | 32,123            | 488          | 55,106            | 1,771   | 63,103                                      | 119,980           |
| Sunshine Coast                                   | 164   | 16,712            | 79                                | 5,270             | 243          | 21,982            | 998   | 10,899                                      | 33,879            |
| Bundaberg (c)                                    | 30  | 2,610             | -                                 | -                 | 30           | 2,610             | 261   | 1,425                                       | 4,295             |
| Gladstone  | 33  | 3,061             | 6                                 | 323               | 39           | 3,384             | 112   | 263   | 3,759             |
| Rockhampton                                      | 24  | 2,490             | 1                                 | 23                | 25           | 2,513             | 412   | 6,731                                       | 9,657             |
| Mackay   | 42  | 4,282             | 18                                | 1,092             | 60           | 5,374             | 377   | 6,423                                       | 12,175            |
| Townsville (c)                                   | -   | -                 | 28                                | 2,034             | 28           | 2,034             | -   | -   | 2,034             |
| Cairns   | 43  | 5,318             | 44                                | 4,393             | 87           | 9,711             | 427   | 4,590                                       | 14,727            |

(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 (a), QUEENSLAND, AUGUST 1995

| Local government area                                 | Dwelling units in new residential buildings (b) |                |                             |                |              |                | Alterations and additions to residential buildings (\$'000) | Non-residential building (\$'000) | Total (\$'000) |
|---|---|----------------|-----------------------------|----------------|--------------|----------------|---|-----------------------------------|----------------|
|   | Houses  |                | Other residential buildings |                | Total        |                |   |                                   |                |
|   | Number  | Value (\$'000) | Number                      | Value (\$'000) | Number       | Value (\$'000) |   |                                   |                |
| <b>BRISBANE AND MORETON STATISTICAL DIVISIONS (c)</b> |   |                |                             |                |              |                |   |                                   |                |
| Beaudesert (S)  | 60  | 5,897          | —                           | —              | 60           | 5,897          | 547   | 660                               | 7,104          |
| Boonah (S)  | 9   | 703            | 4                           | 148            | 13           | 851            | 10  | —                                 | 861            |
| Brisbane (C)  | 381   | 40,421         | 157                         | 10,422         | 538          | 50,843         | 8,981   | 58,164                            | 117,988        |
| Caboolture (S)  | 122   | 10,156         | 17                          | 1,374          | 139          | 11,530         | 578   | 62,679                            | 74,788         |
| Caloundra (C)   | 53  | 5,090          | 33                          | 2,346          | 86           | 7,436          | 653   | 4,134                             | 12,223         |
| Esk (S)   | 8   | 506            | —                           | —              | 8            | 506            | —   | 100                               | 606            |
| Gatton (S)  | 3   | 224            | —                           | —              | 3            | 224            | 46  | 385                               | 654            |
| Gold Coast (C)  | 225   | 22,983         | 263                         | 32,123         | 488          | 55,106         | 1,771   | 63,103                            | 119,980        |
| Ipswich (C)   | 56  | 4,731          | 11                          | 990            | 67           | 5,721          | 574   | 2,738                             | 9,033          |
| Kilcoy (S)  | —   | —              | —                           | —              | —            | —              | —   | —                                 | —              |
| Laidley (S)   | 24  | 1,683          | —                           | —              | 24           | 1,683          | 85  | 4,824                             | 6,592          |
| Logan (C)   | 87  | 7,203          | 4                           | 276            | 91           | 7,479          | 914   | 4,076                             | 12,468         |
| Maroochy (S)  | 113   | 10,966         | 46                          | 2,924          | 159          | 13,890         | 492   | 6,210                             | 20,591         |
| Noosa (S)   | 83  | 8,317          | —                           | —              | 83           | 8,317          | 333   | 2,515                             | 11,165         |
| Pine Rivers (S)                                       | 101   | 9,919          | —                           | —              | 101          | 9,919          | 141   | 1,423                             | 11,483         |
| Redcliffe (C)   | 5   | 455            | 9                           | 818            | 14           | 1,273          | 509   | 403                               | 2,185          |
| Redland (S)   | 90  | 8,248          | 82                          | 7,781          | 172          | 16,029         | 395   | 670                               | 17,095         |
| <b>Brisbane and Moreton (SDs)</b>                     | <b>1,420</b>                                    | <b>137,502</b> | <b>626</b>                  | <b>59,202</b>  | <b>2,046</b> | <b>196,704</b> | <b>16,029</b>   | <b>212,082</b>                    | <b>424,816</b> |
| <b>WIDE BAY-BURNETT STATISTICAL DIVISION</b>          |   |                |                             |                |              |                |   |                                   |                |
| Bundaberg (C)   | 21  | 1,831          | —                           | —              | 21           | 1,831          | 232   | 1,425                             | 3,487          |
| Burnett (S)   | 17  | 1,384          | —                           | —              | 17           | 1,384          | 130   | —                                 | 1,514          |
| Cooloola (S)  | 41  | 3,147          | 18                          | 1,260          | 59           | 4,407          | 346   | 3,598                             | 8,351          |
| Gayndah (S)   | 1   | 71             | —                           | —              | 1            | 71             | 60  | —                                 | 131            |
| Hervey Bay (C)  | 49  | 4,454          | 2                           | 90             | 51           | 4,544          | 177   | 34,212                            | 38,932         |
| Isis (S)  | 6   | 619            | —                           | —              | 6            | 619            | —   | —                                 | 619            |
| Kingaroy (S)  | 4   | 486            | —                           | —              | 4            | 486            | 64  | —                                 | 549            |
| Kolan (S)   | 6   | 482            | —                           | —              | 6            | 482            | 17  | —                                 | 499            |
| Maryborough (C)                                       | 13  | 1,021          | 30                          | 1,500          | 43           | 2,521          | 106   | 1,760                             | 4,387          |
| Miriam Vale (S)                                       | 3   | 293            | —                           | —              | 3            | 293            | 70  | 366                               | 729            |
| Mundubbera (S)  | —   | —              | —                           | —              | —            | —              | —   | —                                 | —              |
| Nanango (S)   | 5   | 292            | —                           | —              | 5            | 292            | 46  | 70                                | 408            |
| Tiaro (S)   | 8   | 429            | —                           | —              | 8            | 429            | 102   | —                                 | 531            |
| Other areas   | 8   | 520            | —                           | —              | 8            | 520            | 170   | 320                               | 1,010          |
| <b>Wide Bay-Burnett (SD)</b>                          | <b>182</b>                                      | <b>15,028</b>  | <b>50</b>                   | <b>2,850</b>   | <b>232</b>   | <b>17,878</b>  | <b>1,520</b>  | <b>41,750</b>                     | <b>61,148</b>  |

TABLE 10—TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), QUEENSLAND, AUGUST 1995—continued

| Local government area                     | Dwelling units in new residential buildings (b) |                |                             |                |            |                | Alterations and additions to residential buildings (\$'000) | Non-residential building (\$'000) | Total (\$'000) |
|---|---|----------------|-----------------------------|----------------|------------|----------------|---|-----------------------------------|----------------|
|   | Houses  |                | Other residential buildings |                | Total      |                |   |                                   |                |
|   | Number  | Value (\$'000) | Number                      | Value (\$'000) | Number     | Value (\$'000) |   |                                   |                |
| <b>DARLING DOWNS STATISTICAL DIVISION</b> |   |                |                             |                |            |                |   |                                   |                |
| Cambooya (S)                              | —   | —              | —                           | —              | —          | —              | —   | —                                 | —              |
| Chinchilla (S)                            | 2   | 197            | —                           | —              | 2          | 197            | —   | 122                               | 320            |
| Clifton (S)                               | 1   | 65             | —                           | —              | 1          | 65             | —   | —                                 | 65             |
| Crow's Nest (S)                           | 11  | 927            | —                           | —              | 11         | 927            | 79  | 147                               | 1,153          |
| Dalby (T)                                 | 4   | 303            | —                           | —              | 4          | 303            | 12  | —                                 | 315            |
| Goondiwindi (T)                           | 4   | 370            | —                           | —              | 4          | 370            | 40  | 650                               | 1,060          |
| Jondaryan (S)                             | 7   | 697            | —                           | —              | 7          | 697            | 213   | 654                               | 1,564          |
| Millmerran (S)                            | —   | —              | —                           | —              | —          | —              | 32  | —                                 | 32             |
| Pittsworth (S)                            | —   | —              | —                           | —              | —          | —              | —   | —                                 | —              |
| Rosalie (S)                               | —   | —              | —                           | —              | —          | —              | —   | —                                 | —              |
| Stanthorpe (S)                            | 5   | 331            | —                           | —              | 5          | 331            | —   | 105                               | 436            |
| Tara (S)                                  | —   | —              | —                           | —              | —          | —              | —   | —                                 | —              |
| Toowoomba (C)                             | 39  | 3,475          | —                           | —              | 39         | 3,475          | 581   | 3,507                             | 7,563          |
| Warbo (S)                                 | 1   | 100            | —                           | —              | 1          | 100            | 46  | —                                 | 146            |
| Warwick (S)                               | 11  | 942            | —                           | —              | 11         | 942            | 203   | —                                 | 1,145          |
| Other areas                               | 4   | 420            | —                           | —              | 4          | 420            | —   | —                                 | 420            |
| <b>Darling Downs (SD)</b>                 | <b>89</b>                                       | <b>7,829</b>   | <b>—</b>                    | <b>—</b>       | <b>89</b>  | <b>7,829</b>   | <b>1,205</b>  | <b>5,186</b>                      | <b>14,219</b>  |
| <b>SOUTH WEST STATISTICAL DIVISION</b>    |   |                |                             |                |            |                |   |                                   |                |
| Balonne (S)                               | 3   | 246            | —                           | —              | 3          | 246            | —   | 240                               | 486            |
| Roma (T)                                  | 1   | 100            | —                           | —              | 1          | 100            | 13  | —                                 | 113            |
| Other areas                               | 3   | 284            | —                           | —              | 3          | 284            | 26  | 135                               | 445            |
| <b>South West (SD)</b>                    | <b>7</b>  | <b>630</b>     | <b>—</b>                    | <b>—</b>       | <b>7</b>   | <b>630</b>     | <b>39</b>   | <b>375</b>                        | <b>1,043</b>   |
| <b>FITZROY STATISTICAL DIVISION</b>       |   |                |                             |                |            |                |   |                                   |                |
| Banana (S)                                | 12  | 1,028          | 2                           | 104            | 14         | 1,131          | 38  | 50                                | 1,220          |
| Calliope (S)                              | 10  | 778            | —                           | —              | 10         | 778            | 76  | —                                 | 854            |
| Duaringa (S)                              | —   | —              | —                           | —              | —          | —              | 24  | —                                 | 24             |
| Emerald (S)                               | 5   | 383            | —                           | —              | 5          | 383            | 25  | 2,697                             | 3,104          |
| Fitzroy (S)                               | 8   | 557            | —                           | —              | 8          | 557            | 45  | 775                               | 1,377          |
| Gladstone (C)                             | 23  | 2,284          | 6                           | 323            | 29         | 2,607          | 36  | 263                               | 2,906          |
| Livingstone (S)                           | 24  | 2,365          | —                           | —              | 24         | 2,365          | 165   | 90                                | 2,620          |
| Peak Downs (S)                            | —   | —              | —                           | —              | —          | —              | —   | —                                 | —              |
| Rockhampton (C)                           | 18  | 2,106          | 1                           | 23             | 19         | 2,129          | 412   | 5,956                             | 8,498          |
| Other areas                               | —   | —              | —                           | —              | —          | —              | —   | —                                 | —              |
| <b>Fitzroy (SD)</b>                       | <b>100</b>                                      | <b>9,499</b>   | <b>9</b>                    | <b>450</b>     | <b>109</b> | <b>9,949</b>   | <b>822</b>  | <b>9,831</b>                      | <b>20,602</b>  |
| <b>CENTRAL WEST STATISTICAL DIVISION</b>  |   |                |                             |                |            |                |   |                                   |                |
| Longreach (S)                             | 1   | 117            | —                           | —              | 1          | 117            | 13  | —                                 | 130            |
| Other areas                               | 3   | 303            | —                           | —              | 3          | 303            | —   | —                                 | 303            |
| <b>Central West (SD)</b>                  | <b>4</b>  | <b>420</b>     | <b>—</b>                    | <b>—</b>       | <b>4</b>   | <b>420</b>     | <b>13</b>   | <b>—</b>                          | <b>433</b>     |

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), QUEENSLAND, AUGUST 1995—continued

| Local government area                  | Dwelling units in new residential buildings (b) |                |                             |                |              |                | Alterations and additions to residential buildings (\$'000) | Non-residential building (\$'000) | Total (\$'000) |
|--|---|----------------|-----------------------------|----------------|--------------|----------------|---|-----------------------------------|----------------|
|  | Houses  |                | Other residential buildings |                | Total        |                |   |                                   |                |
|  | Number  | Value (\$'000) | Number                      | Value (\$'000) | Number       | Value (\$'000) |   |                                   |                |
| <b>MACKAY STATISTICAL DIVISION</b>     |   |                |                             |                |              |                |   |                                   |                |
| Belyando (S)                           | 1   | 115            | —                           | —              | 1            | 115            | 17  | 93                                | 225            |
| Broadsound (S)                         | —   | —              | —                           | —              | —            | —              | —   | —                                 | —              |
| Mackay (C)                             | 51  | 5,423          | 18                          | 1,092          | 69           | 6,514          | 416   | 6,622                             | 13,552         |
| Sarina (S)                             | 7   | 515            | —                           | —              | 7            | 515            | 54  | 960                               | 1,529          |
| Whitsunday (S)                         | 24  | 2,374          | —                           | —              | 24           | 2,374          | 76  | —                                 | 2,450          |
| Other areas                            | 5   | 393            | —                           | —              | 5            | 393            | —   | —                                 | 393            |
| <b>Mackay (SD)</b>                     | <b>88</b>                                       | <b>8,820</b>   | <b>18</b>                   | <b>1,092</b>   | <b>106</b>   | <b>9,912</b>   | <b>563</b>  | <b>7,675</b>                      | <b>18,149</b>  |
| <b>NORTHERN STATISTICAL DIVISION</b>   |   |                |                             |                |              |                |   |                                   |                |
| Bowen (S)                              | 1   | 100            | —                           | —              | 1            | 100            | 141   | 55                                | 296            |
| Burdekin (S)                           | 8   | 766            | —                           | —              | 8            | 766            | 238   | 362                               | 1,367          |
| Charters Towers (C)                    | 2   | 131            | —                           | —              | 2            | 131            | —   | —                                 | 131            |
| Dalrymple (S)                          | 2   | 175            | —                           | —              | 2            | 175            | 181   | —                                 | 355            |
| Hinchinbrook (S)                       | 6   | 526            | —                           | —              | 6            | 526            | 122   | 50                                | 698            |
| Thuringowa (C)                         | 30  | 2,948          | —                           | —              | 30           | 2,948          | 235   | 250                               | 3,433          |
| Townsville (C) (d)                     | —   | —              | 28                          | 2,034          | 28           | 2,034          | —   | —                                 | 2,034          |
| <b>Northern (SD)</b>                   | <b>49</b>                                       | <b>4,646</b>   | <b>28</b>                   | <b>2,034</b>   | <b>77</b>    | <b>6,680</b>   | <b>917</b>  | <b>717</b>                        | <b>8,314</b>   |
| <b>FAR NORTH STATISTICAL DIVISION</b>  |   |                |                             |                |              |                |   |                                   |                |
| Atherton (S)                           | 13  | 1,476          | —                           | —              | 13           | 1,476          | 15  | —                                 | 1,491          |
| Cairns (C)                             | 49  | 5,856          | 44                          | 4,393          | 93           | 10,248         | 487   | 4,590                             | 15,325         |
| Cardwell (S)                           | 14  | 1,858          | —                           | —              | 14           | 1,858          | 39  | 1,150                             | 3,047          |
| Cook (S) (including Weipa)             | 7   | 744            | 4                           | 266            | 11           | 1,010          | —   | 52                                | 1,062          |
| Douglas (S)                            | 14  | 1,423          | 2                           | 100            | 16           | 1,523          | 134   | 100                               | 1,756          |
| Eacham (S)                             | 4   | 266            | —                           | —              | 4            | 266            | 13  | 417                               | 695            |
| Johnstone (S)                          | 16  | 1,441          | 2                           | 108            | 18           | 1,549          | 45  | 2,421                             | 4,016          |
| Mareeba (S)                            | 12  | 981            | —                           | —              | 12           | 981            | 196   | 1,088                             | 2,266          |
| Torres (S)                             | 1   | 20             | 2                           | 270            | 3            | 290            | —   | 150                               | 440            |
| Other areas                            | 8   | 557            | —                           | —              | 8            | 557            | 14  | —                                 | 570            |
| <b>Far North (SD)</b>                  | <b>138</b>                                      | <b>14,621</b>  | <b>54</b>                   | <b>5,137</b>   | <b>192</b>   | <b>19,758</b>  | <b>944</b>  | <b>9,968</b>                      | <b>30,670</b>  |
| <b>NORTH WEST STATISTICAL DIVISION</b> |   |                |                             |                |              |                |   |                                   |                |
| Carpentaria (S)                        | —   | —              | —                           | —              | —            | —              | —   | —                                 | —              |
| Cloncurry (S)                          | —   | —              | 6                           | 300            | 6            | 300            | 14  | 70                                | 384            |
| Mount Isa (C)                          | —   | —              | 6                           | 375            | 6            | 375            | 69  | 1,949                             | 2,393          |
| Other areas                            | —   | —              | —                           | —              | —            | —              | —   | —                                 | —              |
| <b>North West (SD)</b>                 | <b>—</b>  | <b>—</b>       | <b>12</b>                   | <b>675</b>     | <b>12</b>    | <b>675</b>     | <b>83</b>   | <b>2,019</b>                      | <b>2,777</b>   |
| <b>QUEENSLAND</b>                      |   |                |                             |                |              |                |   |                                   |                |
| <b>Queensland</b>                      | <b>2,077</b>                                    | <b>198,995</b> | <b>797</b>                  | <b>71,440</b>  | <b>2,874</b> | <b>270,435</b> | <b>22,132</b>   | <b>289,604</b>                    | <b>582,171</b> |

(a) See paragraph 32 of the Explanatory Notes. (b) Excluding Conversions, etc. (c) See paragraph 28 of the Explanatory Notes. (d) Figures in this issue exclude some building work approved in Townsville. Revised August figures will be included in the next issue. (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 2.5* (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.

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 1995 the statistics reflect the changes made to the ASGC spatial units. A new City of Gold Coast, comprising the combined areas of the former Shire of Albert and the former City of Gold Coast, and including / excluding small parts of the Shire of Beaudesert has been created. A new City of Cairns, comprising the combined areas of the former City of Cairns, the former Mulgrave Shire, a small part of Douglas Shire, and small parts of Mareeba Shire has been created. Further details are:

- (a) The existing SLAs of Berrinba and Karawatha are being amalgamated to form the new SLA of Berrinba-Karawatha.
- (b) The existing SLA of Albert (S) Bal in BSD is being split and abolished, the major part forming the new SLA of Gold Coast (C) Bal in BSD and a very small part becoming part of the existing SLA of Beaudesert (S) Bal in BSD.
- (c) Part of the existing SLA of Beaudesert (S) Bal in BSD is being transferred to the new SLA of Gold Coast (S) Bal in BSD.

- (d) Part of the existing SLA of Beaudesert (S) – Pt B is being transferred to the new SLA of Gold Coast (S) – Pt B Bal. The existing SLA of Beaudesert (S) – Pt B is to also include parts of the existing SLA of Albert (S) – Pt B Bal.
- (e) The remaining portion of the existing SLA of Albert (S) – Pt B Bal has been renamed Gold Coast (C) – Pt B Bal.
- (f) The existing SLAs of Cairns (C) and Mulgrave (S) – Pt A are being amalgamated to form the new SLA of Cairns (C) – Pt A. The new SLA will also include parts of the existing SLAs of Douglas (S) and Mareeba (S).
- (g) The existing SLA of Mulgrave (S) – Pt B has been renamed Cairns (C) – Pt B.
- (h) The existing SLA of Ipswich (C) has been renamed Ipswich (C) – Central and a small part of Ipswich (C) has been transferred to the SLA of Wacol as well as small part of the SLA of Carole Park.
- (i) The boundary of the existing SLA of Camira has also been altered slightly to include part of the SLA of Greenbank – Pt B and the major part of the SLA of Carole Park, which has been abolished.
- (j) The existing SLA of Moreton (S) Bal in BSD – Nth has been renamed Ipswich (C) Bal in BSD – Nth. The new SLA also includes part of the old SLA of Moreton (S) – Pt B, and excludes part of the existing SLA of Moreton (S) Bal in BSD – Nth, which has been transferred to the existing SLA of Esk (S).
- (k) The existing SLA of Moreton (S) Bal in BSD – Sth has been renamed Ipswich (C) Bal in BSD – Sth.
- (l) The area covered by the existing SLA of Esk (S) has been enlarged to include parts of the old SLAs of Moreton (S) Bal in BSD – Nth and Moreton (S) – Pt B.
- (m) Those areas of the old SLA of Moreton (S) – Pt A not transferred to either the SLAs of Esk (S) or Ipswich (C) Bal in BSD – Nth now make up the new SLA of Ipswich (S) – Pt B. For further details, inquiries should be made to your local ABS office listed at the back of this publication.

### Unpublished Data and Related Publications

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

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

*Building Approvals, Australia (8731.0)*

*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.

### Symbols and Other Usages

— nil or rounded to zero  
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36. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

**R.A. CROCKETT**  
 Deputy Commonwealth Statistician



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