



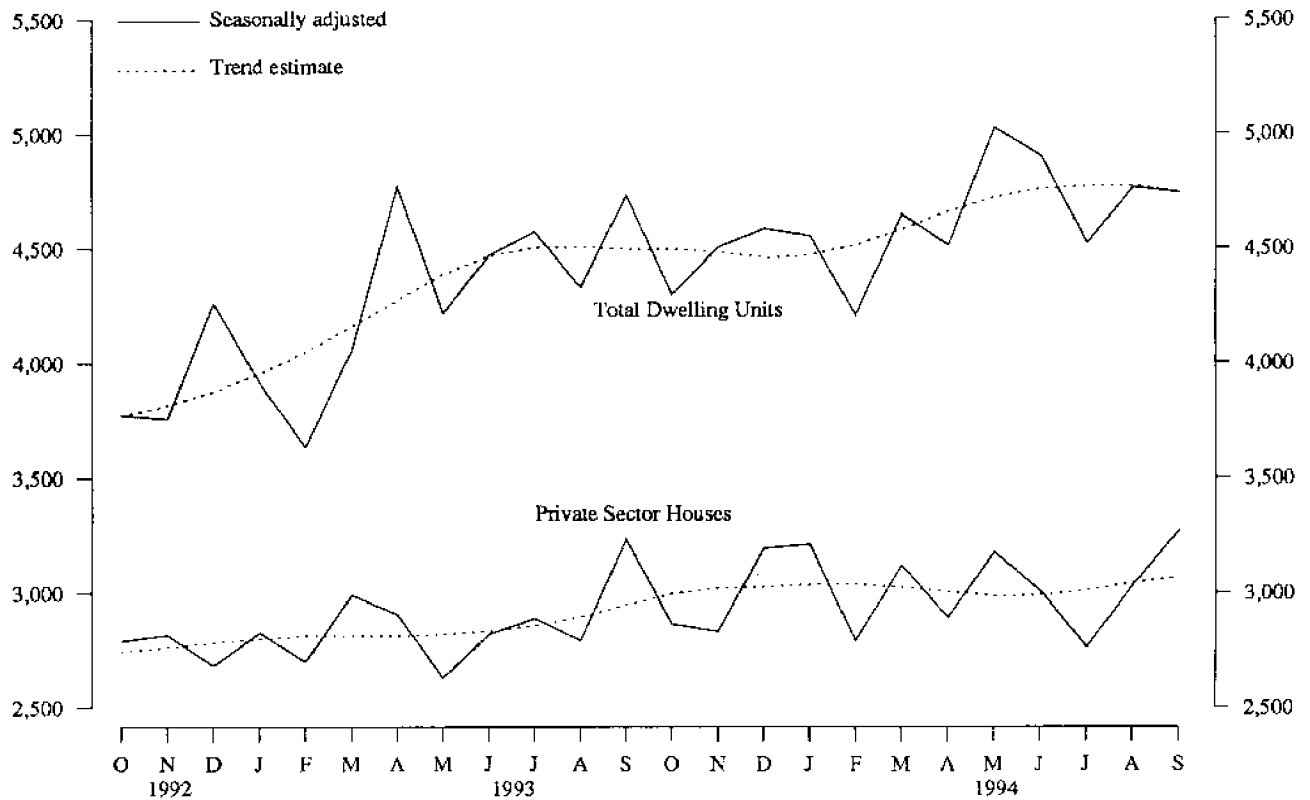
September 1994
Building Approvals
Queensland

Catalogue No. 8731.3

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BUILDING APPROVALS, QUEENSLAND, SEPTEMBER 1994

**DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS,
QUEENSLAND**



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BRISBANE Q 4000
21 November 1994

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INQUIRIES

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MAIN FEATURES

Residential building

- The revised trend estimate series for total dwelling units approved in Queensland shows a steady rise from January 1994 to July 1994. However, subsequent trend estimates for August and September 1994 reveal a slight decline of 0.6 per cent since July 1994.
- The steady rise in the trend estimate for private sector houses continued, with approvals in September 1994 up 0.7 per cent over August 1994.
- Seasonally adjusted, the number of dwelling units approved in September 1994 was down 0.5 per cent from August 1994. Approvals for private sector houses in September 1994 were up 7.9 per cent over August 1994.
- In original figures, the number of dwelling units approved in September 1994 was 4,986, down 6.6 per cent from August 1994. There were 3,346 private sector houses approved in September 1994, down 1.5 per cent from August 1994.

Non-residential building

- The value of non-residential building approved during the 3 months ended September 1994 was 7.4 per cent higher than that for the 3 months ended June 1994.

Total building

- The value of all building approved in the 3 months ended September 1994 was 7.0 per cent higher than that for the 3 months ended June 1994.

BUILDING APPROVALS

Period	<i>Dwelling units in new residential buildings</i>			Total building
	<i>Original</i>	<i>Seasonally adjusted</i>	<i>Trend estimate</i>	
	<i>No.</i>	<i>No.</i>	<i>No.</i>	<i>\$m</i>
<i>September—</i>				
1993	4,869	4,732	4,499	683.3
1994	4,986	4,741	4,740	566.7
<i>Three months ended—</i>				
September 1993	14,196	13,638	13,512	1,770.7
June 1994	14,729	14,442	14,141	1,661.2
September 1994	14,813	14,025	14,280	1,777.8

NOTES

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

In the July and August publications the Table 10 Statistical Division totals for Northern and Wide Bay-Burnett were incorrect. The correct figures appeared in Table 9 of those publications.

We have included revised figures for Table 10 for both July and August in this publication.

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

Explanatory Notes are located at the back of this publication.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

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

Analysis of building approvals series has shown that the original series can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 30 to 32 of the Explanatory Notes for more information.

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (October 1994) were to equal the average absolute monthly percentage change in the series over the last 10 years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 6 per cent in October 1994 the trend estimate for that month would be 3,279, a movement of 3.1 per cent. The movements in the trend estimates for July, August and September 1994, currently estimated to be 0.7 per cent, 1.1 per cent and 0.7 per cent, respectively, would be revised to 1.6 per cent, 2.2 per cent and 2.6 per cent, respectively. On the other hand, a 6 per cent seasonally adjusted decline in the number of private sector houses approved in September 1994 would produce a trend estimate for October of 3,103, a movement of 1.2 per cent, with the movements in the trend estimates for July, August and September being revised to 0.7 per cent, 0.8 per cent and 0.9 per cent, respectively.

PRIVATE SECTOR HOUSES APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if October 1994 seasonally adjusted estimate			
	No.	% change from previous month	is up 6% on September 1994		is down 6% on September 1994	
			No.	% change from previous month	No.	% change from previous month
1994—						
April	3,005	-0.7	2,997	-0.9	3,005	-0.7
May	2,987	-0.6	2,973	-0.8	2,987	-0.6
June	2,993	0.2	2,986	0.4	2,993	0.2
July	3,014	0.7	3,033	1.6	3,014	0.7
August	3,046	1.1	3,101	2.2	3,039	0.8
September	3,068	0.7	3,182	2.6	3,065	0.9
October	n.y.a.	n.y.a.	3,279	3.1	3,103	1.2

TOTAL DWELLING UNITS APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if October 1994 seasonally adjusted estimate			
	No.	% change from previous month	is up 7% on September 1994		is down 7% on September 1994	
			No.	% change from previous month	No.	% change from previous month
1994—						
April	4,660	1.7	4,655	1.6	4,668	1.9
May	4,721	1.3	4,711	1.2	4,735	1.4
June	4,760	0.8	4,755	0.9	4,767	0.7
July	4,771	0.2	4,782	0.6	4,751	-0.3
August	4,769	-0.1	4,804	0.5	4,701	-1.0
September	4,740	-0.6	4,831	0.6	4,638	-1.4
October	n.y.a.	n.y.a.	4,872	0.9	4,581	-1.2

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION									
1991-92	12,563	335	12,898	3,885	769	4,654	16,448	1,104	17,552
1992-93	13,770	286	14,056	5,973	653	6,626	19,743	939	20,682
1993-94	14,471	302	14,773	6,590	508	7,098	21,061	810	21,871
1993-94									
July-September	3,945	73	4,018	1,802	150	1,952	5,747	223	5,970
1994-95									
July-September	3,999	25	4,024	2,109	142	2,251	6,108	167	6,275
1993—									
July	1,333	17	1,350	396	61	457	1,729	78	1,807
August	1,152	14	1,166	714	64	778	1,866	78	1,944
September	1,460	42	1,502	692	25	717	2,152	67	2,219
October	1,251	83	1,334	496	6	502	1,747	89	1,836
November	1,119	16	1,135	604	51	655	1,723	67	1,790
December	1,124	2	1,126	602	18	620	1,726	20	1,746
1994—									
January	870	14	884	473	2	475	1,343	16	1,359
February	1,036	12	1,048	583	22	605	1,619	34	1,653
March	1,367	14	1,381	555	6	561	1,922	20	1,942
April	1,024	15	1,039	577	22	599	1,601	37	1,638
May	1,506	48	1,554	556	73	629	2,062	121	2,183
June	1,229	25	1,254	342	158	500	1,571	183	1,754
July	1,190	9	1,199	688	12	700	1,878	21	1,899
August	1,443	7	1,450	904	103	1,007	2,347	110	2,457
September	1,366	9	1,375	517	27	544	1,883	36	1,919
QUEENSLAND									
1991-92	30,135	895	31,030	9,361	1,480	10,841	39,496	2,375	41,871
1992-93	33,155	726	33,881	12,690	1,214	13,904	45,845	1,940	47,785
1993-94	35,979	612	36,591	17,193	1,143	18,336	53,172	1,755	54,927
1993-94									
July-September	9,587	106	9,693	4,208	295	4,503	13,795	401	14,196
1994-95									
July-September	9,709	58	9,767	4,836	210	5,046	14,545	268	14,813
1993—									
July	3,164	32	3,196	1,357	124	1,481	4,521	156	4,677
August	3,094	26	3,120	1,444	86	1,530	4,538	112	4,650
September	3,329	48	3,377	1,407	85	1,492	4,736	133	4,869
October	3,171	90	3,261	1,267	24	1,291	4,438	114	4,552
November	3,009	38	3,047	1,682	51	1,733	4,691	89	4,780
December	2,740	40	2,780	1,335	20	1,355	4,075	60	4,135
1994—									
January	2,479	41	2,520	1,034	11	1,045	3,513	52	3,565
February	2,542	25	2,567	1,346	40	1,386	3,888	65	3,953
March	3,330	35	3,365	1,598	54	1,652	4,928	89	5,017
April	2,569	86	2,655	1,322	44	1,366	3,891	130	4,021
May	3,543	67	3,610	1,827	154	1,981	5,370	221	5,591
June	3,009	84	3,093	1,574	450	2,024	4,583	534	5,117
July	2,967	15	2,982	1,496	12	1,508	4,463	27	4,490
August	3,396	14	3,410	1,824	103	1,927	5,220	117	5,337
September	3,346	29	3,375	1,516	95	1,611	4,862	124	4,986

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 22 such dwelling units approved in September 1994.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION														
1991-92	1,105.1	21.5	1,126.5	250.5	39.7	290.2	1,355.6	61.2	1,416.8	119.1	394.7	716.7	1,869.3	2,252.6
1992-93	1,237.8	22.3	1,260.1	399.5	38.9	438.4	1,637.2	61.2	1,698.4	117.4	447.2	780.0	2,201.7	2,595.9
1993-94	1,334.1	26.1	1,360.2	445.5	32.2	477.7	1,779.6	58.3	1,837.9	125.2	797.6	1,074.0	2,702.4	3,037.2
1993-94 July-September	366.6	6.0	372.6	112.1	8.8	121.0	478.8	14.8	493.6	32.6	363.9	381.9	875.2	908.0
1994-95 July-September	374.4	2.3	376.7	180.7	32.0	212.7	555.1	34.3	589.4	35.6	187.3	204.3	778.1	829.4
1993—														
July	121.1	1.4	122.5	23.5	3.5	27.0	144.6	4.8	149.5	9.7	70.6	82.7	224.9	241.9
August	109.3	1.2	110.5	43.5	4.0	47.5	152.8	5.2	158.0	10.7	91.1	93.3	254.6	262.0
September	136.2	3.4	139.6	45.1	1.3	46.5	181.3	4.8	186.1	12.2	202.2	205.9	395.8	404.2
October	116.0	7.5	123.5	33.6	0.5	34.1	149.6	8.0	157.6	10.0	32.5	54.2	192.1	221.8
November	102.2	1.4	103.6	42.5	3.2	45.7	144.7	4.5	149.2	11.3	45.9	50.0	201.9	210.6
December	102.2	0.3	102.5	40.7	1.4	42.1	143.0	1.7	144.7	11.7	85.2	266.3	239.9	422.7
1994—														
January	80.4	1.3	81.7	32.3	0.1	32.4	112.7	1.4	114.1	8.3	29.8	30.5	150.8	152.9
February	94.5	1.1	95.6	40.6	1.2	41.8	135.1	2.4	137.5	9.8	42.0	49.4	186.9	196.7
March	126.0	1.3	127.3	46.6	0.3	46.9	172.6	1.6	174.2	12.1	48.1	54.7	232.8	241.0
April	92.3	1.2	93.5	35.1	1.3	36.4	127.4	2.5	129.9	8.6	24.6	28.0	160.6	166.5
May	135.4	3.7	139.0	40.3	4.3	44.6	175.7	7.9	183.6	10.0	50.8	62.4	236.5	256.1
June	118.5	2.4	121.0	21.5	11.1	32.7	140.1	13.6	153.6	10.7	74.8	96.7	225.6	261.0
July	113.6	0.7	114.4	71.6	0.9	72.6	185.3	1.6	186.9	12.8	47.0	53.3	245.1	253.0
August	134.4	0.7	135.1	71.1	29.5	100.6	205.6	30.2	235.7	11.1	86.1	93.0	302.7	339.8
September	126.3	0.9	127.3	37.9	1.6	39.5	164.3	2.5	166.8	11.7	54.3	58.1	230.3	236.6
QUEENSLAND														
1991-92	2,514.8	62.3	2,577.0	588.4	80.2	668.6	3,103.2	142.5	3,245.7	205.8	1,079.2	1,530.7	4,387.4	4,982.1
1992-93	2,830.5	57.8	2,888.3	869.6	71.6	941.2	3,700.1	129.4	3,829.6	212.9	941.8	1,383.9	4,854.6	5,426.3
1993-94	3,200.2	53.3	3,253.5	1,264.1	73.4	1,337.5	4,464.3	126.7	4,591.0	229.2	1,348.4	1,761.6	6,040.9	6,581.8
1993-94 July-September	849.9	8.9	858.8	275.7	17.8	293.5	1,125.6	26.7	1,152.3	63.6	501.1	554.6	1,690.2	1,770.6
1994-95 July-September	899.7	5.2	904.9	373.0	36.5	409.5	1,272.7	41.6	1,314.4	65.8	320.3	397.7	1,658.8	1,777.8
1993—														
July	276.2	2.5	278.7	91.8	7.3	99.1	368.0	9.8	377.8	19.5	115.9	144.2	503.2	541.6
August	273.9	2.2	276.0	92.4	5.7	98.1	366.3	7.9	374.2	21.5	137.3	150.0	525.1	545.8
September	299.9	4.2	304.0	91.5	4.8	96.3	391.3	9.0	400.3	22.6	248.0	260.4	661.9	683.3
October	280.0	8.0	288.0	88.1	1.4	89.5	368.1	9.4	377.5	20.0	77.8	111.1	465.8	508.7
November	263.8	3.3	267.1	113.8	3.2	117.0	377.6	6.4	384.0	19.5	93.3	105.5	490.4	508.9
December	242.3	3.6	246.0	93.0	1.5	94.5	335.4	5.1	340.5	18.7	124.3	317.1	478.4	676.4
1994—														
January	215.7	3.8	219.5	72.7	0.7	73.4	288.4	4.5	292.9	13.6	57.7	61.3	359.7	367.8
February	222.5	2.2	224.7	107.6	2.4	110.0	330.1	4.6	334.7	16.6	93.7	105.1	440.4	456.3
March	298.3	3.1	301.4	170.3	2.9	173.2	468.7	6.0	474.7	20.8	119.1	136.5	608.5	632.0
April	227.4	7.2	234.6	86.0	2.7	88.7	313.4	9.9	323.4	16.6	55.6	63.5	385.7	403.4
May	319.8	5.3	325.1	131.3	10.4	141.7	451.1	15.7	466.8	19.9	99.3	145.9	570.3	632.7
June	280.4	7.9	288.3	125.5	30.4	155.9	405.9	38.3	444.1	19.9	126.6	161.0	551.5	625.1
July	277.0	1.4	278.4	125.5	0.9	126.5	402.5	2.3	404.9	22.2	98.6	138.7	523.3	565.8
August	313.9	1.3	315.1	134.6	29.5	164.1	448.4	30.8	479.2	21.2	123.4	144.9	593.1	645.3
September	308.9	2.5	311.4	112.9	6.0	118.9	421.8	8.5	430.3	22.3	98.3	114.1	542.4	566.7

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
1993—								
July	2,890	2,859	2,983	2,917	4,266	4,259	4,575	4,506
August	2,795	2,900	2,848	2,954	4,067	4,316	4,331	4,507
September	3,232	2,950	3,237	3,004	4,832	4,367	4,732	4,499
October	2,866	2,998	2,958	3,052	4,175	4,417	4,300	4,498
November	2,836	3,023	2,876	3,074	4,340	4,433	4,507	4,485
December	3,194	3,031	3,259	3,079	4,565	4,414	4,586	4,463
1994—								
January	3,211	3,038	3,271	3,084	4,572	4,399	4,555	4,472
February	2,793	3,038	2,802	3,083	4,076	4,399	4,211	4,515
March r	3,119	3,025	3,141	3,069	4,563	4,419	4,648	4,583
April r	2,894	3,005	2,984	3,050	4,228	4,459	4,513	4,660
May r	3,176	2,987	3,224	3,035	4,676	4,507	5,026	4,721
June r	3,008	2,993	3,037	3,043	4,820	4,566	4,903	4,760
July r	2,764	3,014	2,829	3,063	4,262	4,619	4,521	4,771
August r	3,034	3,046	3,069	3,094	4,741	4,667	4,763	4,769
September	3,273	3,068	3,322	3,113	4,759	4,686	4,741	4,740

(a) See paragraphs 30 to 32 of the Explanatory Notes.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	2,358.5	2,416.9	706.9	3,123.8	192.9	1,121.4	1,590.3	4,302.6	4,907.0
1992-93	2,583.8	2,636.3	985.0	3,621.2	194.3	966.4	1,419.0	4,664.7	5,234.6
1993-94	2,869.4	2,917.2	1,379.7	4,296.9	205.5	1,361.6	1,778.4	5,751.7	6,280.8
1993—									
Mar. qtr	597.7	611.7	220.8	832.5	43.7	235.5	300.5	1,089.5	1,176.7
June qtr	646.6	663.8	360.2	1,024.0	48.8	306.1	563.5	1,314.3	1,636.4
Sept. qtr	764.3	772.3	304.5	1,076.8	57.2	508.2	562.5	1,619.0	1,696.4
Dec. qtr	703.1	716.5	311.3	1,027.8	52.1	298.4	539.1	1,361.1	1,619.0
1994—									
Mar. qtr	661.7	669.9	367.3	1,037.2	45.7	272.4	304.9	1,344.1	1,387.9
June qtr	740.2	758.5	396.6	1,155.1	50.5	282.6	371.9	1,427.6	1,577.5

(a) See paragraphs 18 to 23 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up-to-date information on prices and commodity compositions becomes available.

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

Class of building	1992-93	1993-94	July-September		1994		
			1993-94	1994-95	July	August	September
PRIVATE SECTOR							
New houses	2,830.5	3,200.2	849.9	899.7	277.0	313.9	308.9
New other residential buildings	869.6	1,264.1	275.7	373.0	125.5	134.6	112.9
<i>Total new residential building</i>	<i>3,700.1</i>	<i>4,464.3</i>	<i>1,125.6</i>	<i>1,272.7</i>	<i>402.5</i>	<i>448.4</i>	<i>421.8</i>
Alterations and additions to residential buildings	212.7	228.1	63.5	65.8	22.2	21.2	22.3
Hotels, etc.	37.3	302.1	239.8	10.7	1.8	5.0	4.0
Shops	314.0	332.1	75.3	131.4	30.4	70.1	30.8
Factories	87.7	109.8	23.8	32.1	8.7	10.4	12.9
Offices	89.4	160.9	52.7	34.6	11.3	7.3	15.9
Other business premises	170.6	153.0	36.8	49.1	19.1	16.1	13.9
Educational	44.9	66.4	26.8	22.7	12.9	3.7	6.0
Religious	17.0	14.3	4.5	3.5	1.4	0.8	1.3
Health	49.9	59.7	12.6	8.0	4.2	1.8	2.1
Entertainment and recreational	48.8	78.1	11.9	19.2	6.1	5.5	7.6
Miscellaneous	82.1	72.0	17.0	8.9	2.5	2.7	3.7
<i>Total non-residential building</i>	<i>941.8</i>	<i>1,348.4</i>	<i>501.1</i>	<i>320.3</i>	<i>98.6</i>	<i>123.4</i>	<i>98.3</i>
Total	4,854.6	6,040.9	1,690.2	1,658.8	523.3	593.1	542.4
PUBLIC SECTOR							
New houses	57.8	53.3	8.9	5.2	1.4	1.3	2.5
New other residential buildings	71.6	73.4	17.8	36.5	0.9	29.5	6.0
<i>Total new residential building</i>	<i>129.4</i>	<i>126.7</i>	<i>26.7</i>	<i>41.6</i>	<i>2.3</i>	<i>30.8</i>	<i>8.5</i>
Alterations and additions to residential buildings	0.2	1.1	0.1	—	—	—	—
Hotels, etc.	—	2.3	—	—	—	—	—
Shops	1.6	3.3	1.5	4.3	4.3	—	—
Factories	5.7	4.2	1.2	0.4	—	0.4	0.1
Offices	102.5	34.8	6.1	3.0	1.2	1.2	0.6
Other business premises	31.1	186.5	3.4	2.5	0.7	0.9	0.9
Educational	115.6	97.8	37.9	58.1	30.9	16.5	10.6
Religious	—	—	—	—	—	—	—
Health	12.6	42.0	0.4	2.5	2.5	—	—
Entertainment and recreational	153.4	19.6	0.8	0.2	0.2	—	—
Miscellaneous	19.7	22.6	2.2	6.4	0.3	2.6	3.6
<i>Total non-residential building</i>	<i>442.2</i>	<i>413.1</i>	<i>53.5</i>	<i>77.4</i>	<i>40.1</i>	<i>21.5</i>	<i>15.8</i>
Total	571.8	540.9	80.4	119.0	42.5	52.2	24.3
TOTAL							
New houses	2,888.3	3,253.5	858.8	904.9	278.4	315.1	311.4
New other residential buildings	941.2	1,337.5	293.5	409.5	126.5	164.1	118.9
<i>Total new residential building</i>	<i>3,829.6</i>	<i>4,591.0</i>	<i>1,152.3</i>	<i>1,314.4</i>	<i>404.9</i>	<i>479.2</i>	<i>430.3</i>
Alterations and additions to residential buildings	212.9	229.2	63.6	65.8	22.2	21.2	22.3
Hotels, etc.	37.3	304.4	239.8	10.7	1.8	5.0	4.0
Shops	315.6	335.4	76.7	135.7	34.7	70.1	30.8
Factories	93.4	114.0	25.0	32.5	8.7	10.8	13.0
Offices	191.9	195.7	58.8	37.5	12.5	8.5	16.5
Other business premises	201.7	339.5	40.2	51.7	19.8	17.0	14.8
Educational	160.5	164.2	64.7	80.8	43.8	20.2	16.7
Religious	17.0	14.3	4.5	3.5	1.4	0.8	1.3
Health	62.4	101.7	13.0	10.5	6.6	1.8	2.1
Entertainment and recreational	202.2	97.7	12.8	19.5	6.3	5.5	7.6
Miscellaneous	101.9	94.6	19.2	15.3	2.8	5.2	7.2
<i>Total non-residential building</i>	<i>1,383.9</i>	<i>1,761.6</i>	<i>554.6</i>	<i>397.7</i>	<i>138.7</i>	<i>144.9</i>	<i>114.1</i>
Total	5,426.3	6,581.8	1,770.6	1,777.8	565.8	645.3	566.7

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1994 — July	7	0.6	3	0.7	1	0.5	—	—	—	—	11	1.8
August	2	0.2	3	1.4	—	—	2	3.4	—	—	7	5.0
September	2	0.3	1	0.3	1	0.7	1	2.7	—	—	5	4.0
SHOPS												
1994 — July	29	3.2	18	4.9	7	4.1	9	22.5	—	—	63	34.7
August	44	4.5	14	4.6	5	3.7	3	6.8	3	50.5	69	70.1
September	79	7.4	18	5.4	2	1.0	6	10.2	1	6.8	106	30.8
FACTORIES												
1994 — July	22	2.4	11	3.2	1	0.5	2	2.6	—	—	36	8.7
August	37	4.1	11	3.4	6	3.3	—	—	—	—	54	10.8
September	19	2.1	10	3.1	1	0.5	4	7.3	—	—	34	13.0
OFFICES												
1994 — July	18	1.8	14	4.0	7	5.2	1	1.5	—	—	40	12.5
August	20	1.8	9	2.8	6	3.9	—	—	—	—	35	8.5
September	13	1.5	16	4.9	4	3.3	2	6.8	—	—	35	16.5
OTHER BUSINESS PREMISES												
1994 — July	41	4.1	14	3.9	5	2.9	3	9.0	—	—	63	19.8
August	36	3.8	19	5.9	3	1.8	4	5.4	—	—	62	17.0
September	34	3.5	18	5.0	5	3.3	2	3.0	—	—	59	14.8
EDUCATIONAL												
1994 — July	6	0.8	4	1.2	6	4.4	8	22.1	2	15.4	26	43.8
August	19	2.6	18	5.4	3	2.1	6	10.1	—	—	46	20.2
September	6	0.5	18	5.8	6	3.8	4	6.5	—	—	34	16.7
RELIGIOUS												
1994 — July	4	0.6	1	0.3	1	0.6	—	—	—	—	6	1.4
August	1	0.2	2	0.7	—	—	—	—	—	—	3	0.8
September	4	0.5	3	0.9	—	—	—	—	—	—	7	1.3
HEALTH												
1994 — July	—	—	2	0.6	1	0.7	2	5.4	—	—	5	6.6
August	2	0.3	1	0.4	—	—	1	1.1	—	—	4	1.8
September	3	0.4	1	0.3	—	—	1	1.4	—	—	5	2.1
ENTERTAINMENT AND RECREATIONAL												
1994 — July	9	0.7	2	0.8	—	—	2	4.9	—	—	13	6.3
August	5	0.6	5	1.6	2	1.2	2	2.2	—	—	14	5.5
September	5	0.5	3	0.7	1	0.7	3	5.7	—	—	12	7.6
MISCELLANEOUS												
1994 — July	11	1.0	4	1.3	1	0.5	—	—	—	—	16	2.8
August	10	1.0	5	1.2	1	0.8	1	2.2	—	—	17	5.2
September	2	0.3	13	3.4	—	—	1	3.6	—	—	16	7.2
TOTAL NON-RESIDENTIAL BUILDING												
1994 — July	147	15.1	73	20.9	30	19.4	27	67.9	2	15.4	279	138.7
August	176	19.2	87	27.3	26	16.7	19	31.2	3	50.5	311	144.9
September	167	16.9	101	29.9	20	13.3	24	47.2	1	6.8	313	114.1

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

Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Brisbane	1,375	133	105	238	136	122	48	306	544	1,919
Moreton	820	89	300	389	58	79	54	191	580	1,400
Wide Bay-Burnett	306	10	—	10	12	12	—	24	34	340
Darling Downs	138	25	3	28	—	—	—	—	28	166
South West	5	—	—	—	—	—	—	—	—	5
Fitzroy	200	11	15	26	3	—	—	3	29	229
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	90	2	12	14	—	4	—	4	18	108
Northern	181	2	4	6	17	20	71	108	114	295
Far North	256	27	63	90	105	30	39	174	264	520
North West	4	—	—	—	—	—	—	—	—	4
Queensland	3,375	299	502	801	331	267	212	810	1,611	4,986
VALUE (\$'000)										
Brisbane	127,263	7,534	7,162	14,695	6,805	8,991	9,000	24,796	39,491	166,754
Moreton	78,665	5,026	18,465	23,491	4,169	6,740	6,370	17,279	40,770	119,435
Wide Bay-Burnett	23,742	559	—	559	610	800	—	1,410	1,969	25,712
Darling Downs	11,909	1,612	166	1,778	—	—	—	—	1,778	13,687
South West	454	—	—	—	—	—	—	—	—	454
Fitzroy	19,861	577	1,057	1,635	150	—	—	150	1,785	21,646
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	8,230	120	783	903	—	300	—	300	1,203	9,433
Northern	17,003	100	282	382	1,500	1,411	11,468	14,378	14,761	31,763
Far North	23,771	1,559	4,632	6,191	5,772	1,200	4,000	10,972	17,163	40,934
North West	483	—	—	—	—	—	—	—	—	483
Queensland	311,381	17,088	32,546	49,635	19,006	19,442	30,838	69,285	118,920	430,301

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

Period	Double brick (a) (b)	Brick veneer (a)	Timber	Fibre cement	Other	Total
1991-92	1,659	24,255	2,641	1,865	610	31,030
1992-93	1,927	26,621	3,321	1,517	495	33,881
1993-94	2,156	28,884	3,163	1,540	854	36,591
1993-94						
July-September	250	7,958	933	342	211	9,693
1994-95						
July-September	506	7,749	867	411	234	9,767
1993—						
July	100	2,617	304	112	63	3,196
August	84	2,542	313	122	59	3,120
September	66	2,799	316	108	89	3,377
October	153	2,606	314	107	81	3,261
November	163	2,367	312	146	59	3,047
December	223	2,136	226	121	74	2,780
1994—						
January	212	1,936	180	119	73	2,520
February	155	2,013	198	139	68	2,567
March	167	2,694	264	152	87	3,365
April	316	1,966	220	120	33	2,655
May	310	2,804	263	145	88	3,610
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

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

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

Statistical division and statistical district	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
STATISTICAL DIVISION									
Brisbane	1,375	127,263	544	39,491	1,919	166,754	11,738	58,086	236,577
Moreton	820	78,665	580	40,770	1,400	119,435	3,707	21,898	145,040
Wide Bay-Burnett	306	23,742	34	1,969	340	25,712	1,223	4,616	31,550
Darling Downs	138	11,909	28	1,778	166	13,687	1,230	3,242	18,159
South West	5	454	—	—	5	454	39	—	493
Fitzroy	200	19,861	29	1,785	229	21,646	1,107	5,486	28,239
Central West	—	—	—	—	—	—	—	—	—
Mackay	90	8,230	18	1,203	108	9,433	551	4,879	14,863
Northern	181	17,003	114	14,761	295	31,763	1,095	9,074	41,932
Far North	256	23,771	264	17,163	520	40,934	1,537	6,359	48,831
North West	4	483	—	—	4	483	97	430	1,011
Queensland	3,375	311,381	1,611	118,920	4,986	430,301	22,324	114,069	566,693
STATISTICAL DISTRICT									
Gold Coast-Tweed (a)	292	29,580	360	21,510	652	51,090	1,313	11,889	64,291
Sunshine Coast	267	26,444	190	17,134	457	43,578	1,260	6,924	51,762
Bundaberg(b)	73	6,307	22	1,169	95	7,476	144	1,360	8,980
Gladstone	44	4,121	2	144	46	4,265	232	2,366	6,863
Rockhampton	45	4,052	5	270	50	4,322	571	893	5,785
Mackay	37	3,715	4	227	41	3,942	215	4,599	8,756
Townsville(b)	128	12,492	112	14,661	240	27,153	845	8,669	36,667
Caïms	170	15,636	254	16,323	424	31,959	939	2,352	35,250

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

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (a)									
Albert (S)	352	35,014	129	7,414	481	42,428	809	15,129	58,366
Beaudesert (S)	44	4,333	—	—	44	4,333	272	530	5,135
Boonah (S)	2	111	—	—	2	111	61	90	262
Brisbane (C)	420	44,678	528	62,905	948	107,584	8,837	25,622	142,043
Caboolture (S)	181	15,278	18	1,138	199	16,416	657	5,713	22,787
Caloundra (C)	91	8,435	29	2,835	120	11,270	467	2,458	14,194
Esk (S)	7	625	—	—	7	625	30	50	705
Gatton (S)	7	630	—	—	7	630	226	199	1,055
Gold Coast (C)	97	9,754	227	16,905	324	26,659	1,086	10,520	38,265
Ipswich (C)	35	2,830	8	402	43	3,232	195	1,030	4,457
Kilcoy (S)	4	294	—	—	4	294	—	—	294
Laidley (S)	27	1,930	—	—	27	1,930	46	160	2,136
Logan (C)	160	14,111	77	2,753	237	16,864	1,087	7,270	25,221
Maroochy (S)	147	13,644	155	10,266	302	23,910	378	7,078	31,366
Moreton (S)	76	6,376	—	—	76	6,376	559	250	7,185
Noosa (S)	56	5,614	20	1,170	76	6,784	176	1,000	7,960
Pine Rivers (S)	110	10,308	2	100	112	10,408	510	6,480	17,399
Redcliffe (C)	9	1,080	—	—	9	1,080	115	1,169	2,364
Redland (S)	134	13,001	53	4,707	187	17,708	790	952	19,450
Brisbane and Moreton (SDs)	1,959	188,044	1,246	110,597	3,205	298,641	16,302	85,701	400,644
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	27	2,120	—	—	27	2,120	104	5,938	8,161
Burnett (S)	38	2,913	4	267	42	3,180	191	—	3,371
Cooloola (S)	45	3,873	8	361	53	4,234	115	4,280	8,629
Gayndah (S)	3	209	—	—	3	209	38	—	247
Hervey Bay (C)	83	6,347	2	150	85	6,497	372	4,932	11,801
Isis (S)	16	1,225	—	—	16	1,225	93	—	1,317
Kingaroy (S)	10	767	—	—	10	767	61	1,456	2,284
Kolan (S)	3	188	—	—	3	188	—	86	274
Maryborough (C)	12	1,028	—	—	12	1,028	52	85	1,165
Miriam Vale (S)	4	168	—	—	4	168	296	83	547
Mundubbera (S)	—	—	—	—	—	—	26	—	26
Nanango (S)	1	60	—	—	1	60	35	—	95
Tiaro (S)	9	490	—	—	9	490	36	222	748
Other areas	11	756	—	—	11	756	47	—	803
Wide Bay-Burnett (SD)	262	20,144	14	778	276	20,922	1,465	17,083	39,469

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	—	—	—	—	—	—	—	—	—
Chinchilla (S)	—	—	—	—	—	—	—	—	—
Clifton (S)	4	335	—	—	4	335	—	—	335
Crow's Nest (S)	18	1,554	—	—	18	1,554	125	—	1,679
Dalby (T)	7	856	4	288	11	1,143	104	—	1,247
Goondiwindi (T)	5	696	4	188	9	884	30	559	1,473
Jondaryan (S)	10	1,035	—	—	10	1,035	124	337	1,495
Millmerran (S)	2	117	2	102	4	218	—	—	218
Pittsworth (S)	4	250	—	—	4	250	15	70	335
Rosalie (S)	15	1,051	—	—	15	1,051	39	—	1,090
Stanthorpe (S)	9	774	—	—	9	774	196	50	1,020
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	67	5,722	37	2,373	104	8,096	394	14,981	23,470
Wambo (S)	2	243	—	—	2	243	18	—	261
Warwick (S)	4	262	2	98	6	360	80	80	521
Other areas	—	—	—	—	—	—	—	—	—
Darling Downs (SD)	147	12,895	49	3,048	196	15,943	1,126	16,076	33,145
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	—	—	—	—	—	—	—	—	—
Roma (T)	1	150	—	—	1	150	35	75	260
Other areas	—	—	—	—	—	—	—	—	—
South West (SD)	1	150	—	—	1	150	35	75	260
FITZROY STATISTICAL DIVISION									
Banana (S)	7	499	—	—	7	499	114	—	614
Calliope (S)	7	542	—	—	7	542	11	—	553
Duarina (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	18	1,523	—	—	18	1,523	32	1,280	2,835
Fitzroy (S)	18	1,259	—	—	18	1,259	—	60	1,319
Gladstone (C)	20	1,829	—	—	20	1,829	71	542	2,442
Livingstone (S)	29	2,524	5	277	34	2,801	125	1,800	4,726
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	18	1,593	3	82	21	1,675	209	2,459	4,342
Other areas	—	—	—	—	—	—	—	—	—
Fitzroy (SD)	117	9,769	8	359	125	10,127	562	6,141	16,830
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	—	—	—
Other areas	2	124	—	—	2	124	—	—	124
Central West (SD)	2	124	—	—	2	124	—	—	124

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	1	80	—	—	1	80	—	—	80
Broadsound (S)	—	—	—	—	—	—	—	—	—
Mackay (C)	90	9,302	14	955	104	10,257	342	476	11,076
Sarina (S)	8	679	—	—	8	679	106	—	785
Whitsunday (S)	27	2,668	5	347	32	3,015	85	880	3,980
Other areas	2	170	—	—	2	170	—	70	240
Mackay (SD)	128	12,899	19	1,302	147	14,202	533	1,426	16,161
NORTHERN STATISTICAL DIVISION									
Bowen (S)	5	355	—	—	5	355	53	209	616
Burdekin (S)	5	509	14	388	19	897	82	638	1,617
Charters Towers (C)	3	194	—	—	3	194	27	730	951
Dalrymple (S)	—	—	—	—	—	—	—	—	—
Hinchinbrook (S)	4	227	—	—	4	227	39	180	446
Thuringowa (C)	91	8,285	—	—	91	8,285	271	2,530	11,086
Townsville (C)	42	4,723	11	790	53	5,513	680	3,216	9,409
Northern (SD)	150	14,292	25	1,178	175	15,470	1,151	7,503	24,124
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	23	1,931	—	—	23	1,931	105	220	2,256
Cairns (C)	18	2,277	71	3,769	89	6,046	226	2,381	8,653
Cardwell (S)	11	1,221	—	—	11	1,221	78	362	1,661
Cook (S) (including Weipa)	—	—	—	—	—	—	—	—	—
Douglas (S)	13	1,513	—	—	13	1,513	—	516	2,029
Eacham (S)	2	120	—	—	2	120	29	210	359
Johnstone (S)	13	1,252	12	830	25	2,081	275	641	2,997
Mareeba (S)	7	555	—	—	7	555	53	260	867
Mulgrave (S)	119	10,228	64	4,621	183	14,850	206	—	15,056
Torres (S)	1	197	—	—	1	197	—	—	197
Other areas	4	314	—	—	4	314	—	—	314
Far North (SD)	211	19,608	147	9,220	358	28,829	971	4,590	34,389
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	1	67	—	—	1	67	30	—	97
Mount Isa (C)	4	381	—	—	4	381	65	90	536
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	5	448	—	—	5	448	95	90	633
QUEENSLAND									
Queensland	2,982	278,374	1,508	126,482	4,490	404,856	22,240	138,685	565,780

(a) See paragraph 25 of the Explanatory Notes. (C) City. (T) Town. (S) Shire. (SD) Statistical division.

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (a)									
Albert (S)	312	30,101	154	11,621	466	41,722	1,328	7,989	51,039
Beaudesert (S)	90	8,076	—	—	90	8,076	236	—	8,312
Boonah (S)	4	340	—	—	4	340	15	70	425
Brisbane (C)	566	59,051	848	90,458	1,414	149,509	8,241	39,309	197,058
Caboolture (S)	199	16,471	31	2,316	230	18,787	583	13,604	32,974
Caloundra (C)	95	9,894	72	7,190	167	17,084	977	3,702	21,764
Esk (S)	11	854	—	—	11	854	48	180	1,082
Gatton (S)	7	580	—	—	7	580	36	—	616
Gold Coast (C)	77	7,715	225	14,929	302	22,643	837	2,782	26,262
Ipswich (C)	18	1,409	14	770	32	2,179	392	1,450	4,021
Kilcoy (S)	—	—	—	—	—	—	—	—	—
Laidley (S)	39	2,921	—	—	39	2,921	86	—	3,007
Logan (C)	185	14,813	40	2,060	225	16,873	723	4,824	22,419
Maroochy (S)	179	16,629	121	7,240	300	23,868	35	1,781	25,684
Moreton (S)	86	7,295	7	430	93	7,725	170	1,790	9,685
Noosa (S)	116	10,269	39	3,581	155	13,850	132	1,358	15,340
Pine Rivers (S)	136	12,699	16	517	152	13,216	476	2,129	15,821
Redcliffe (C)	8	730	36	3,226	44	3,956	82	100	4,138
Redland (S)	130	12,607	9	589	139	13,196	380	33,518	47,093
Brisbane and Moreton (SDs)	2,258	212,453	1,612	144,926	3,870	357,379	14,776	114,584	486,739
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	20	1,666	—	—	20	1,666	61	2,396	4,123
Burnett (S)	36	2,599	6	326	42	2,925	47	435	3,407
Cooloola (S)	44	3,312	2	85	46	3,397	134	476	4,008
Gayndah (S)	—	—	—	—	—	—	—	—	—
Hervey Bay (C)	87	6,866	47	2,900	134	9,766	407	2,396	12,569
Isis (S)	9	590	—	—	9	590	85	—	675
Kingaroy (S)	7	725	3	160	10	885	—	—	885
Kolan (S)	7	462	—	—	7	462	—	384	846
Maryborough (C)	17	1,498	—	—	17	1,498	247	100	1,845
Miriam Vale (S)	10	526	—	—	10	526	98	—	624
Mundubbera (S)	2	217	—	—	2	217	—	80	297
Nanango (S)	11	720	—	—	11	720	12	—	731
Tiaro (S)	—	—	—	—	—	—	—	241	241
Other areas	11	900	4	200	15	1,100	69	131	1,300
Wide Bay-Burnett (SD)	261	20,081	62	3,671	323	23,752	1,161	6,639	31,552

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	18	1,411	—	—	18	1,411	104	—	1,515
Chinchilla (S)	3	247	—	—	3	247	56	—	302
Clifton (S)	1	72	—	—	1	72	—	—	72
Crow's Nest (S)	16	1,785	—	—	16	1,785	—	120	1,905
Dalby (T)	9	717	4	416	13	1,133	38	499	1,670
Goondiwindi (T)	4	398	—	—	4	398	35	—	433
Jondaryan (S)	14	1,820	—	—	14	1,820	48	503	2,371
Millmerran (S)	—	—	—	—	—	—	—	—	—
Pittsworth (S)	3	230	—	—	3	230	14	—	243
Rosalie (S)	9	627	—	—	9	627	21	200	848
Stanthorpe (S)	5	438	15	320	20	758	87	—	845
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	72	6,422	17	1,402	89	7,824	669	4,603	13,095
Wambo (S)	4	241	—	—	4	241	—	—	241
Warwick (S)	12	953	1	50	13	1,003	84	110	1,197
Other areas	—	—	—	—	—	—	—	—	—
Darling Downs (SD)	170	15,361	37	2,188	207	17,548	1,155	6,035	24,738
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	5	451	—	—	5	451	148	50	649
Roma (T)	6	484	—	—	6	484	30	55	569
Other areas	—	—	—	—	—	—	13	60	73
South West (SD)	11	935	—	—	11	935	191	165	1,291
FITZROY STATISTICAL DIVISION									
Banana (S)	3	273	—	—	3	273	69	—	342
Calliope (S)	20	1,773	—	—	20	1,773	149	—	1,922
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	31	3,783	8	413	39	4,197	—	1,551	5,748
Fitzroy (S)	14	1,061	—	—	14	1,061	31	—	1,092
Gladstone (C)	15	1,519	6	489	21	2,008	125	836	2,969
Livingstone (S)	39	3,575	6	360	45	3,935	308	485	4,728
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	33	2,831	2	145	35	2,976	177	388	3,541
Other areas	—	—	—	—	—	—	—	107	107
Fitzroy (SD)	155	14,815	22	1,408	177	16,223	859	3,367	20,449
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	2	205	—	—	2	205	86	—	291
Other areas	1	129	—	—	1	129	—	—	129
Central West (SD)	3	334	—	—	3	334	86	—	420

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	—	—	—	—	—	—	—	—	—
Broadsound (S)	—	—	—	—	—	—	20	—	20
Mackay (C)	67	6,282	22	1,353	89	7,635	307	3,891	11,832
Sarina (S)	21	2,135	—	—	21	2,135	136	60	2,331
Whitsunday (S)	17	1,741	34	2,588	51	4,329	—	92	4,422
Other areas	7	512	—	—	7	512	40	—	552
Mackay (SD)	112	10,670	56	3,941	168	14,611	502	4,043	19,157
NORTHERN STATISTICAL DIVISION									
Bowen (S)	3	212	9	608	12	820	30	—	849
Burdekin (S)	8	1,145	5	325	13	1,470	290	513	2,272
Charters Towers (C)	7	694	—	—	7	694	37	—	731
Dalrymple (S)	5	498	—	—	5	498	39	—	537
Hinchinbrook (S)	5	542	—	—	5	542	138	430	1,110
Thuringowa (C)	67	5,833	—	—	67	5,833	38	3,912	9,783
Townsville (C)	45	4,465	—	—	45	4,465	586	1,882	6,933
Northern (SD)	140	13,388	14	933	154	14,320	1,158	6,737	22,215
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	15	1,207	—	—	15	1,207	50	215	1,472
Cairns (C)	9	1,281	50	2,190	59	3,471	235	810	4,517
Cardwell (S)	15	1,434	—	—	15	1,434	65	—	1,500
Cook (S) (including Weipa)	2	119	—	—	2	119	—	—	119
Douglas (S)	18	2,285	2	150	20	2,435	51	1,000	3,486
Eacham (S)	5	445	—	—	5	445	37	60	543
Johnstone (S)	12	951	—	—	12	951	70	318	1,339
Mareeba (S)	15	1,075	—	—	15	1,075	30	—	1,104
Mulgrave (S)	193	17,350	72	4,665	265	22,015	477	875	23,367
Torres (S)	—	—	—	—	—	—	30	—	30
Other areas	11	606	—	—	11	606	12	—	619
Far North (SD)	295	26,753	124	7,005	419	33,758	1,059	3,278	38,095
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	2	133	—	—	2	133	—	—	133
Mount Isa (C)	3	210	—	—	3	210	260	85	555
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	5	343	—	—	5	343	260	85	688
QUEENSLAND									
Queensland	3,410	315,133	1,927	164,071	5,337	479,204	21,208	144,933	645,344

(a) See paragraph 25 of the Explanatory Notes. (C) City. (T) Town. (S) Shire. (SD) Statistical division.



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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (a)									
Albert (S)	310	28,539	54	2,954	364	31,492	763	9,677	41,933
Beaudesert (S)	86	7,786	2	80	88	7,866	467	1,794	10,126
Boonah (S)	5	364	—	—	5	364	35	55	454
Brisbane (C)	521	52,510	424	31,291	945	83,801	8,167	30,475	122,443
Caboolture (S)	194	16,496	12	640	206	17,136	467	8,541	26,144
Caloundra (C)	97	9,372	75	5,770	172	15,142	727	2,512	18,380
Esk (S)	13	936	—	—	13	936	—	430	1,366
Gatton (S)	3	233	—	—	3	233	135	—	367
Gold Coast (C)	82	8,780	318	19,116	400	27,897	633	4,356	32,885
Ipswich (C)	22	1,940	2	109	24	2,049	402	2,717	5,168
Kilcoy (S)	5	410	—	—	5	410	23	184	617
Laidley (S)	39	2,589	—	—	39	2,589	249	263	3,100
Logan (C)	171	14,739	48	2,917	219	17,656	711	4,823	23,190
Maroochy (S)	188	18,519	73	8,204	261	26,723	319	2,699	29,741
Moreton (S)	78	6,508	—	—	78	6,508	401	50	6,960
Noosa (S)	103	9,919	70	5,206	173	15,125	583	3,374	19,082
Pine Rivers (S)	87	8,252	6	540	93	8,792	398	2,147	11,336
Redcliffe (C)	21	1,842	22	1,280	43	3,122	205	362	3,689
Redland (S)	170	16,193	18	2,155	188	18,348	762	5,526	24,635
Brisbane and Moreton (SDs)	2,195	205,928	1,124	80,261	3,319	286,189	15,444	79,984	381,617
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	40	3,403	16	768	56	4,171	144	1,360	5,675
Burnett (S)	60	4,856	6	401	66	5,257	125	623	6,004
Cooloola (S)	40	2,797	—	—	40	2,797	247	750	3,794
Gayndah (S)	1	177	—	—	1	177	23	165	364
Hervey Bay (C)	64	5,320	12	800	76	6,120	248	509	6,877
Isis (S)	14	1,035	—	—	14	1,035	11	—	1,046
Kingaroy (S)	9	720	—	—	9	720	—	660	1,380
Kolan (S)	7	351	—	—	7	351	114	—	465
Maryborough (C)	18	1,552	—	—	18	1,552	133	470	2,155
Miriam Vale (S)	10	792	—	—	10	792	129	—	921
Mundubbera (S)	1	113	—	—	1	113	—	—	113
Nanango (S)	17	1,149	—	—	17	1,149	38	80	1,267
Tiaro (S)	16	870	—	—	16	870	12	—	882
Other areas	9	610	—	—	9	610	—	—	610
Wide Bay-Burnett (SD)	306	23,742	34	1,969	340	25,712	1,223	4,616	31,550

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	9	895	—	—	9	895	47	—	942
Chinchilla (S)	4	243	—	—	4	243	—	270	513
Clifton (S)	5	320	—	—	5	320	76	—	396
Crow's Nest (S)	7	778	—	—	7	778	19	—	797
Dalby (T)	9	590	—	—	9	590	30	—	620
Goondiwindi (T)	2	155	—	—	2	155	21	—	176
Jondaryan (S)	9	894	—	—	9	894	96	447	1,437
Millmerran (S)	3	242	—	—	3	242	10	—	252
Pittsworth (S)	5	404	—	—	5	404	11	405	820
Rosalie (S)	8	578	—	—	8	578	79	—	657
Stanthorpe (S)	6	474	—	—	6	474	85	—	559
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	53	4,665	20	1,266	73	5,931	538	1,989	8,459
Warbo (S)	—	—	—	—	—	—	—	—	—
Warwick (S)	13	1,120	8	512	21	1,632	111	130	1,873
Other areas	5	551	—	—	5	551	107	—	658
Darling Downs (SD)	138	11,909	28	1,778	166	13,687	1,230	3,242	18,159
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	—	—	—	—	—	—	—	—	—
Roma (T)	1	86	—	—	1	86	22	—	108
Other areas	4	368	—	—	4	368	17	—	385
South West (SD)	5	454	—	—	5	454	39	—	493
FITZROY STATISTICAL DIVISION									
Banana (S)	8	802	—	—	8	802	69	140	1,010
Calliope (S)	20	1,638	—	—	20	1,638	101	85	1,823
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	54	6,664	9	450	63	7,114	—	1,381	8,496
Fitzroy (S)	15	1,215	—	—	15	1,215	—	—	1,215
Gladstone (C)	27	2,660	2	144	29	2,804	132	2,281	5,217
Livingstone (S)	37	3,234	13	921	50	4,155	236	705	5,096
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	37	3,308	5	270	42	3,578	571	893	5,041
Other areas	2	340	—	—	2	340	—	—	340
Fitzroy (SD)	200	19,861	29	1,785	229	21,646	1,107	5,486	28,239

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	—	—	—	—	—	—	39	—	39
Broadsound (S)	—	—	—	—	—	—	—	—	—
Mackay (C)	56	5,374	4	227	60	5,601	315	4,599	10,514
Sarina (S)	8	612	2	120	10	732	—	201	933
Whitsunday (S)	23	1,997	12	855	35	2,853	88	79	3,020
Other areas	3	247	—	—	3	247	109	—	356
Mackay (SD)	90	8,230	18	1,203	108	9,433	551	4,879	14,863
NORTHERN STATISTICAL DIVISION									
Bowen (S)	8	559	—	—	8	559	66	—	625
Burdekin (S)	15	1,421	2	100	17	1,521	112	283	1,916
Charters Towers (C)	3	239	—	—	3	239	—	—	239
Dalrymple (S)	1	180	—	—	1	180	—	—	180
Hinchinbrook (S)	10	881	—	—	10	881	23	52	956
Thuringowa (C)	73	6,276	—	—	73	6,276	406	284	6,966
Townsville (C)	71	7,446	112	14,661	183	22,106	489	8,454	31,050
Northern (SD)	181	17,003	114	14,761	295	31,763	1,095	9,074	41,932
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	17	1,599	2	105	19	1,704	47	99	1,850
Cairns (C)	9	1,087	113	8,486	122	9,573	278	1,640	11,491
Cardwell (S)	11	1,021	2	94	13	1,115	74	—	1,189
Cook (S) (including Weipa)	3	295	—	—	3	295	—	—	295
Douglas (S)	12	1,143	—	—	12	1,143	182	984	2,309
Eaicham (S)	3	245	—	—	3	245	20	—	264
Johnstone (S)	10	1,376	—	—	10	1,376	124	2,657	4,156
Mareeba (S)	15	1,397	6	642	21	2,038	117	117	2,272
Mulgrave (S)	168	15,235	141	7,836	309	23,071	696	712	24,479
Torres (S)	—	—	—	—	—	—	—	150	150
Other areas	8	374	—	—	8	374	—	—	374
Far North (SD)	256	23,771	264	17,163	520	40,934	1,537	6,359	48,831
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	2	105	—	—	2	105	10	310	425
Cloncurry (S)	2	378	—	—	2	378	49	—	427
Mount Isa (C)	—	—	—	—	—	—	18	120	138
Other areas	—	—	—	—	—	—	20	—	20
North West (SD)	4	483	—	—	4	483	97	430	1,011
QUEENSLAND									
Queensland	3,375	311,381	1,611	118,920	4,986	430,301	22,324	114,069	566,693

(a) See paragraph 25 of the Explanatory Notes. (C) City. (T) Town. (S) Shire. (SD) Statistical division.

EXPLANATORY NOTES

Introduction

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

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

Scope and coverage

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

7. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of the design of a

building, to satisfy its intended use, is the provision for regular access by persons.

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

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

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

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

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

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

13. *Functional classification of buildings.* A building is classified according to its intended major function. A building which is ancillary to other buildings or forms a

EXPLANATORY NOTES — *continued***Definitions — *continued***

part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to 'offices' and a detached cafeteria building to 'shops', while factory buildings would be classified to 'factories'. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'educational'.

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

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

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

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

- one storey or
- two or more storeys.

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

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

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

Estimates at constant prices

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

19. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of the base year influences the movement in the constant price series and the usefulness of such series is diminished if the relative price weights of the base year differ significantly

from the price relationships in the other periods included in the series. The more remote a base year is from the current period the less likely that its relative prices will reflect the current situation.

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

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

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

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

Australian Standard Geographical Classification

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

25. The legal local government area structure has been cross-classified with the statistical division level of the main structure. The use of this cross-classification requires the combination of the Brisbane and Moreton Statistical Divisions, as some legal local government areas cross the contiguous boundary of these two statistical divisions.

26. *Legal local government areas* (LGAs), as defined under the *Local Government Act 1936*, are spatial units which represent the geographical areas of incorporated local government councils, such as cities (C), towns (T) and shires (S).

27. *Statistical divisions*, which are groupings of whole or part of LGAs, are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region. The Brisbane Statistical Division comprises the Cities of Brisbane, Ipswich, Logan and Redcliffe, the Shires of Pine Rivers and Redland and parts of the Shires of Albert, Beaudesert, Caboolture and Moreton.

28. *Statistical districts* have been defined around selected urban areas to provide comparable statistics over a period of time. These districts, which are intended to contain the anticipated urban spread for at least 20 years,

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

are generally defined as having a population of 25,000 or more and experiencing urban growth beyond the LGA boundaries.

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

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

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

Seasonal adjustment

30. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal

variation. The seasonally adjusted series can, however, be smoothed to reduce the impact of the irregular component thereby creating the trend estimate series. Both the seasonally adjusted and trend estimate series are shown in Table 3.

31. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

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

Related publications

33. Users may also wish to refer to the following publication which is available on request:

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

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

Unpublished statistics

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

Symbols and other usages

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

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



