

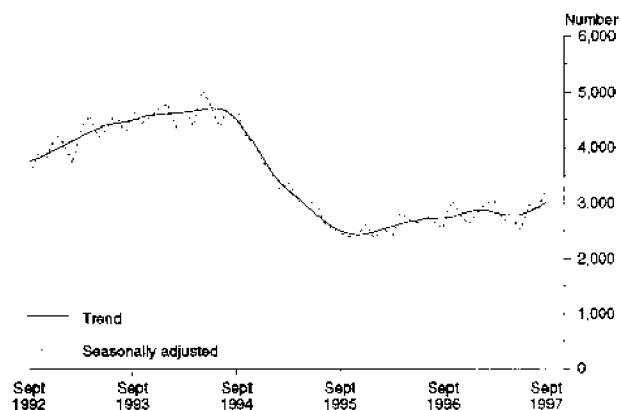
BUILDING APPROVALS, QUEENSLAND, SEPTEMBER 1997

MAIN FEATURES

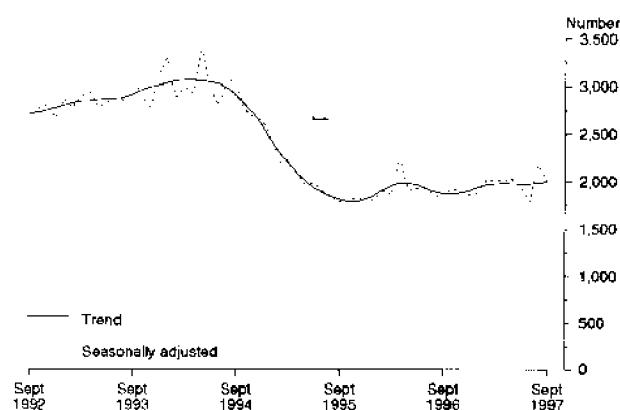
NUMBER OF DWELLING UNITS APPROVED

	September 1996	August 1997	September 1997	September 1996 to September 1997 change	August 1997 to September 1997 change
Original series	2,590	3,094	3,491	34.8%	12.8%
Seasonally adjusted	2,546	2,856	3,264	28.2%	14.3%
Trend estimate	2,738	2,922	3,010	9.9%	3.0%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The number of dwelling units approved in September rose by 12.8% to 3,491 with new houses accounting for 2,293 and new other residential dwelling units accounting for 1,181.
- The trend for the number of dwellings approved continued its upward movement rising a further 3.0% in September and is 9.9% higher than a year ago. This growth will continue unless the seasonally adjusted estimate for October falls by more than 26% (almost four times the average monthly movement).
- The trend for private sector houses approved has also risen slightly to be 0.8% higher than last month and is 7.0% higher than September 1996. If the seasonally adjusted estimate for October falls by more than 5% (slightly less than the average monthly movement) this positive trend will be reversed.
- The value of new residential building approved was \$361.7 million with the Brisbane Statistical Division accounting for \$140.7 million (38.9%) of this total.

Non-residential building

- The value of non-residential building approved for September was \$255.9 million. Shops accounted for \$90.1 million, with major expansion work at a Brisbane shopping centre being the most significant contributor to this category. Offices (\$34.9 million), Hotels (\$27.8 million), and Entertainment and Recreational (\$25.2 million) were the next largest contributors.
- There were 6 building jobs valued at \$5 million and over and 31 building jobs valued between \$1 million and \$5 million.

Total building

- The value of total building approved in September was \$643.9 million. This represents an increase of 3.4% on August and is the second highest monthly figure since June 1995.

NOTE: This issue contains revisions to August data. The number of dwelling units approved in Laidley has been reduced by 20 houses and 8 other residential units.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 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 April to September 1997.

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 (October 1997) 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 October 1997, the trend estimate for that month would be 2,066, a movement of 1.5%. The movements in the trend estimates for July, August and September which are currently estimated to be 0.1%, 0.5% and 0.7% respectively, would be revised to 0.4%, 1.1% and 1.4%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in October 1997 would produce a trend estimate for October of 1,971, a movement of -0.1%, with the movements in the trend estimates for July, August and September being revised to -0.3%, 0.0% and 0.0% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1997 seasonally adjusted estimate			
			is up 6% on September 1997		is down 6% on September 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
April	1,987	0.1	1,985	0.1	1,990	0.3
May	1,983	-0.2	1,980	-0.3	1,987	-0.1
June	1,977	-0.3	1,976	-0.2	1,980	-0.4
July	1,980	0.1	1,985	0.4	1,975	-0.3
August	1,989	0.5	2,007	1.1	1,974	0.0
September	2,004	0.7	2,036	1.4	1,973	0.0
October	n.y.a.	n.y.a.	2,066	1.5	1,971	-0.1

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1997 seasonally adjusted estimate			
			is up 7% on September 1997		is down 7% on September 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
April	2,799	-1.3	2,788	-1.7	2,797	1.4
May	2,782	-0.6	2,765	-0.8	2,780	-0.6
June	2,794	0.4	2,785	0.7	2,793	0.5
July	2,846	1.9	2,870	3.0	2,850	2.1
August	2,922	2.7	3,000	4.5	2,935	3.0
September	3,010	3.0	3,144	4.8	3,021	2.9
October	n.y.a.	n.y.a.	3,296	4.8	3,110	3.0

TABLE 1—DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION										
1994-95	12,385	208	12,593	5,777	543	6,320	78	18,240	751	18,991
1995-96	9,722	108	9,830	2,879	125	3,004	88	12,689	233	12,922
1996-97	10,210	143	10,353	3,814	484	4,298	149	14,173	627	14,800
1996-97										
July-September	2,676	25	2,701	901	76	977	4	3,581	101	3,682
1997-98										
July-September	2,835	8	2,843	1,324	8	1,332	384	4,543	16	4,559
1996—										
July	941	5	946	190	—	190	1	1,132	5	1,137
August	871	20	891	364	56	420	1	1,236	76	1,312
September	864	—	864	347	20	367	2	1,213	20	1,233
October	1,007	28	1,035	395	113	508	2	1,404	141	1,545
November	898	3	901	334	75	409	2	1,234	78	1,312
December	683	3	686	170	4	174	50	903	7	910
1997—										
January	697	6	703	320	50	370	6	1,023	56	1,079
February	763	26	789	443	76	519	3	1,209	102	1,311
March	859	23	882	231	33	264	—	1,090	56	1,146
April	927	12	939	372	4	376	3	1,302	16	1,318
May	869	6	875	337	3	340	78	1,284	9	1,293
June	831	11	842	311	50	361	1	1,143	61	1,204
July	967	2	969	653	—	653	311	1,931	2	1,933
August	938	3	941	198	—	198	66	1,202	3	1,205
September	930	3	933	473	8	481	7	1,410	11	1,421
QUEENSLAND										
1994-95	30,102	539	30,641	13,306	1,061	14,367	190	43,596	1,602	45,198
1995-96	22,492	329	22,821	6,897	543	7,440	190	29,579	872	30,451
1996-97	23,104	429	23,533	8,506	782	9,288	265	31,853	1,233	33,086
1996-97										
July-September	6,125	89	6,214	2,111	155	2,266	46	8,282	244	8,526
1997-98										
July-September	6,600	81	6,681	2,832	27	2,859	408	9,840	108	9,948
1996—										
July	2,186	19	2,205	767	9	776	30	2,983	28	3,011
August	2,000	46	2,046	768	104	872	7	2,775	150	2,925
September	1,939	24	1,963	576	42	618	9	2,524	66	2,590
October	2,264	48	2,312	850	133	983	5	3,119	181	3,300
November	2,023	26	2,049	684	119	803	3	2,710	145	2,855
December	1,607	12	1,619	603	31	634	59	2,269	43	2,312
1997—										
January	1,538	31	1,569	593	68	661	9	2,140	99	2,239
February	1,759	45	1,804	772	110	882	14	2,545	155	2,700
March	1,831	39	1,870	914	58	972	4	2,749	97	2,846
April	2,004	48	2,052	671	14	685	11	2,686	62	2,748
May	2,073	34	2,107	762	38	800	107	2,920	94	3,014
June	1,880	57	1,937	546	56	602	7	2,433	113	2,546
July	2,094	10	2,104	941	—	941	318	3,353	10	3,363
August	2,262	22	2,284	720	17	737	73	3,055	39	3,094
September	2,244	49	2,293	1,171	10	1,181	17	3,432	59	3,491

(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														
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
1995-96	948.5	10.2	958.8	293.1	9.8	302.9	1,241.6	20.0	1,261.6	129.6	674.3	852.7	2,045.3	2,243.9
1996-97	1,050.8	12.4	1,063.1	322.4	35.0	357.4	1,373.2	47.4	1,420.5	142.3	731.5	1,039.1	2,246.9	2,602.0
1996-97														
July-September	278.8	2.6	281.4	61.7	6.3	68.0	340.5	8.9	349.4	37.5	211.4	286.2	589.5	673.2
1997-98														
July-September	301.4	0.7	302.2	135.7	0.5	136.2	437.1	1.3	438.4	40.7	296.1	700.4	773.8	1,179.6
1996—														
July	100.2	0.4	100.6	12.8	—	12.8	113.0	0.4	113.4	13.8	74.4	98.5	201.2	225.7
August	90.0	2.2	92.2	26.5	4.8	31.3	116.5	7.0	123.5	12.2	53.9	95.5	182.5	231.1
September	88.6	—	88.6	22.4	1.5	23.9	111.0	1.5	112.5	11.6	83.1	92.3	205.7	216.4
October	101.1	1.9	103.1	48.4	7.1	55.5	149.6	9.0	158.6	12.2	66.9	75.3	228.8	246.2
November	88.0	0.3	88.3	51.2	4.5	55.7	139.2	4.8	144.0	10.4	134.5	178.8	284.1	333.2
December	71.5	0.2	71.8	12.3	0.3	12.6	83.9	0.5	84.4	10.8	32.8	50.5	127.4	145.7
1997—														
January	68.4	0.4	68.8	31.1	3.3	34.4	99.5	3.7	103.3	7.2	72.4	125.1	179.1	235.5
February	76.4	2.5	78.9	33.8	5.8	39.6	110.3	8.2	118.5	9.2	38.4	45.8	157.8	173.5
March	89.5	2.0	91.5	18.3	2.6	20.9	107.8	4.6	112.4	9.9	59.7	73.8	177.4	196.1
April	96.3	1.0	97.2	22.8	0.3	23.1	119.1	1.3	120.3	14.7	31.2	48.9	164.9	183.9
May	95.2	0.4	95.6	23.2	0.4	23.6	118.4	0.8	119.3	20.3	45.0	99.6	183.7	239.2
June	85.4	1.0	86.5	19.4	4.4	23.9	104.9	5.5	110.3	10.2	39.1	54.9	154.2	175.5
July	102.1	0.2	102.3	84.2	—	84.2	186.3	0.2	186.5	12.0	110.6	350.6	308.9	549.1
August	98.5	0.2	98.7	12.4	—	12.4	111.0	0.2	111.1	14.1	54.4	207.0	179.3	332.3
September	100.8	0.3	101.1	39.1	0.5	39.6	139.9	0.9	140.7	14.7	131.0	142.8	285.5	298.2
QUEENSLAND														
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
1995-96	2,192.8	34.2	2,227.1	626.5	38.0	664.4	2,819.3	72.2	2,891.5	249.9	1,807.9	2,326.0	4,874.9	5,467.4
1996-97	2,366.7	45.8	2,412.5	716.7	62.5	779.2	3,083.4	108.3	3,191.7	270.1	1,568.0	2,244.0	4,919.9	5,705.8
1996-97														
July-September	635.9	9.8	645.7	168.1	14.5	182.6	803.9	24.3	828.3	78.0	453.3	685.6	1,334.4	1,591.9
1997-98														
July-September	709.5	11.8	721.3	270.0	2.7	272.6	979.5	14.5	993.9	75.9	550.3	1,084.6	1,605.1	2,154.4
1996—														
July	230.6	2.0	232.6	72.8	0.3	73.2	303.4	2.3	305.8	27.9	123.7	224.6	454.9	558.3
August	205.1	5.3	210.4	55.6	8.3	63.9	260.7	13.6	274.3	25.2	116.5	197.9	402.1	497.4
September	200.1	2.5	202.6	39.7	5.9	45.6	239.8	8.4	248.2	24.9	213.1	263.1	477.5	536.2
October	222.1	4.7	226.8	88.1	8.2	96.3	310.2	12.9	323.1	25.4	143.2	194.3	478.8	542.8
November	200.8	2.9	203.7	81.1	7.6	88.6	281.9	10.4	292.4	22.1	224.4	283.2	528.4	597.7
December	168.4	1.3	169.6	43.2	4.1	47.3	211.6	5.4	216.9	18.4	88.6	128.6	318.4	363.9
1997—														
January	152.4	2.9	155.3	53.0	5.0	58.0	205.4	7.9	213.3	14.9	140.4	202.2	360.7	430.3
February	175.4	4.5	179.9	59.5	9.0	68.5	235.0	13.5	248.4	17.2	118.6	140.2	370.8	405.8
March	188.2	3.8	192.0	72.7	4.6	77.3	260.9	8.4	269.4	19.4	112.0	144.1	392.3	432.8
April	208.4	5.4	213.8	43.5	1.0	44.4	251.8	6.4	258.2	23.6	71.2	122.5	346.6	404.3
May	220.3	3.0	223.3	71.0	3.6	74.7	291.3	6.6	298.0	31.5	117.6	214.7	439.9	544.2
June	194.8	7.5	202.3	36.6	4.9	41.5	231.4	12.4	243.8	19.6	98.7	128.7	349.5	392.1
July	223.3	1.3	224.5	106.0	—	106.0	329.3	1.3	330.5	22.3	219.6	535.1	571.0	888.0
August	244.7	2.8	247.6	52.6	1.5	54.1	297.3	4.3	301.7	27.3	125.6	293.6	450.0	622.6
September	241.5	7.7	249.2	111.4	1.1	112.5	352.9	8.8	361.7	26.2	205.0	255.9	584.1	643.9

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

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>1996—</i>								
July	1,931	1,928	1,974	1,967	2,705	2,641	2,769	2,719
August	1,854	1,894	1,943	1,938	2,511	2,626	2,667	2,728
September	1,846	1,873	1,881	1,918	2,445	2,612	2,546	2,738
October	1,928	1,871	1,972	1,912	2,899	2,620	3,051	2,762
November	1,898	1,886	1,926	1,922	2,601	2,656	2,808	2,803
December	1,865	1,908	1,882	1,940	2,560	2,705	2,637	2,846
<i>1997—</i>								
January	1,887	1,943	1,915	1,973	2,716	2,741	2,839	2,871
February	2,018	1,970	2,060	2,003	2,857	2,752	3,001	2,869
March	2,020	1,984	2,063	2,018	2,925	2,734	3,033	2,835
April	2,006	1,987	2,040	2,020	2,632	2,716	2,694	2,799
May	2,028	1,983	2,058	2,015	2,668	2,713	2,762	2,782
June	1,933	1,977	1,961	2,011	2,482	2,737	2,524	2,794
July	1,789	1,980	1,811	2,017	2,954	2,797	2,977	2,846
August	2,181	1,989	2,225	2,032	2,817	2,875	2,856	2,922
September	2,003	2,004	2,075	2,053	3,174	2,960	3,264	3,010

(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)
(\$ 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							
1994-95	2,500.6	2,544.5	1,114.1	3,658.6	211.8	1,543.9	2,028.0	5,288.4	5,898.5
1995-96	1,901.7	1,931.3	649.9	2,581.2	216.8	1,741.4	2,241.2	4,482.7	5,039.2
1996-97	2,056.9	2,096.7	751.8	2,848.5	234.8	1,486.9	2,127.8	4,480.2	5,211.1
<i>1996—</i>									
Mar. qtr	433.2	442.3	104.3	546.6	47.6	436.6	480.8	1,014.1	1,074.9
June qtr	507.6	514.9	244.4	759.3	51.4	489.4	582.4	1,287.9	1,393.0
Sept. qtr	549.4	557.8	177.4	735.3	67.4	432.5	654.2	1,215.3	1,456.9
Dec. qtr	510.8	518.4	224.6	743.0	56.9	433.2	575.6	1,209.6	1,375.5
<i>1997—</i>									
Mar. qtr	451.8	461.6	196.1	657.8	45.1	350.8	459.7	1,028.2	1,162.6
June qtr	544.9	558.8	153.7	712.4	65.4	270.4	438.3	1,027.1	1,216.1

(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
(\$ million)

Class of building	1995-96	1996-97	July-September		1997		
			1996-97	1997-98	July	August	September
PRIVATE SECTOR							
New houses	2,192.8	2,366.7	635.9	709.5	223.3	244.7	241.5
New other residential buildings	626.5	716.7	168.1	270.0	106.0	52.6	111.4
<i>Total new residential building</i>	<i>2,819.3</i>	<i>3,083.4</i>	<i>803.9</i>	<i>979.5</i>	<i>329.3</i>	<i>297.3</i>	<i>352.9</i>
Alterations and additions to residential buildings	247.7	268.4	77.2	75.4	22.1	27.1	26.2
Hotels, etc.	232.3	291.7	71.0	70.0	37.7	4.5	27.8
Shops	511.8	507.1	171.8	180.4	53.4	37.0	90.1
Factories	251.7	128.2	35.5	42.5	21.6	13.1	7.8
Offices	186.3	130.0	28.0	28.0	4.6	10.8	12.7
Other business premises	261.9	185.9	46.0	106.3	58.8	25.9	21.7
Educational	68.0	80.5	32.4	44.5	30.6	8.4	5.5
Religious	13.5	7.9	2.0	0.9	0.4	0.4	0.2
Health	89.8	84.2	22.2	18.8	1.3	9.3	8.2
Entertainment and recreational	97.2	112.0	29.6	47.3	8.8	13.2	25.2
Miscellaneous	95.3	40.5	14.9	11.4	2.5	3.0	6.0
<i>Total non-residential building</i>	<i>1,807.9</i>	<i>1,568.0</i>	<i>453.3</i>	<i>550.3</i>	<i>219.6</i>	<i>125.6</i>	<i>205.0</i>
Total	4,874.9	4,919.9	1,334.4	1,605.1	571.0	450.0	584.1
PUBLIC SECTOR							
New houses	34.2	45.8	9.8	11.8	1.3	2.8	7.7
New other residential buildings	38.0	62.5	14.5	2.7	—	1.5	1.1
<i>Total new residential building</i>	<i>72.2</i>	<i>108.3</i>	<i>24.3</i>	<i>14.5</i>	<i>1.3</i>	<i>4.3</i>	<i>8.8</i>
Alterations and additions to residential buildings	2.2	1.7	0.8	0.5	0.3	0.2	—
Hotels, etc.	2.1	0.1	—	—	—	—	—
Shops	4.0	8.0	2.6	0.5	0.2	0.3	—
Factories	5.7	6.0	0.8	1.3	—	0.6	0.7
Offices	27.5	78.5	11.3	31.7	2.8	6.6	22.3
Other business premises	94.5	135.9	77.5	19.3	1.3	17.3	0.7
Educational	162.3	201.4	61.5	66.1	33.5	27.8	4.8
Religious	0.5	—	—	—	—	—	—
Health	60.4	83.5	21.9	396.0	272.1	112.0	11.9
Entertainment and recreational	73.3	32.8	18.0	4.5	1.7	2.8	—
Miscellaneous	87.8	129.8	38.7	14.9	3.8	0.6	10.5
<i>Total non-residential building</i>	<i>518.2</i>	<i>675.9</i>	<i>232.3</i>	<i>534.3</i>	<i>315.5</i>	<i>168.0</i>	<i>50.8</i>
Total	592.5	785.9	257.4	549.3	317.0	172.5	59.7
TOTAL							
New houses	2,227.1	2,412.5	645.7	721.3	224.5	247.6	249.2
New other residential buildings	664.4	779.2	182.6	272.6	106.0	54.1	112.5
<i>Total new residential building</i>	<i>2,891.5</i>	<i>3,191.7</i>	<i>828.3</i>	<i>993.9</i>	<i>330.5</i>	<i>301.7</i>	<i>361.7</i>
Alterations and additions to residential buildings	249.9	270.1	78.0	75.9	22.3	27.3	26.2
Hotels, etc.	234.5	291.8	71.0	70.0	37.7	4.5	27.8
Shops	515.8	515.1	174.3	180.9	53.6	37.3	90.1
Factories	257.4	134.2	36.3	43.8	21.6	13.7	8.5
Offices	213.8	208.5	39.3	59.8	7.5	17.4	34.9
Other business premises	356.4	321.7	123.5	125.6	60.1	43.2	22.3
Educational	230.3	282.0	93.9	110.6	64.1	36.2	10.3
Religious	13.9	7.9	2.0	0.9	0.4	0.4	0.2
Health	150.3	167.7	44.1	414.8	273.4	121.3	20.1
Entertainment and recreational	170.5	144.8	47.6	51.8	10.5	16.0	25.2
Miscellaneous	183.1	170.3	53.5	26.3	6.3	3.6	16.5
<i>Total non-residential building</i>	<i>2,326.0</i>	<i>2,244.0</i>	<i>685.6</i>	<i>1,084.6</i>	<i>535.1</i>	<i>293.6</i>	<i>255.9</i>
Total	5,467.4	5,705.8	1,591.9	2,154.4	888.0	622.6	643.9

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

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.												
1997 — July	4	0.5	1	0.2	4	2.8	1	1.2	2	33.0	12	37.7
August	5	0.4	2	0.5	1	0.5	2	3.1	—	—	10	4.5
September	16	1.2	2	0.5	1	0.7	3	7.2	2	18.2	24	27.8
SHOPS												
1997 — July	69	6.7	24	7.0	7	5.0	2	2.9	2	32.0	104	53.6
August	91	8.4	22	6.0	15	10.6	6	7.3	1	5.0	135	37.3
September	80	6.8	24	7.6	7	5.2	3	6.4	1	64.1	115	90.1
FACTORIES												
1997 — July	16	1.9	10	3.2	5	3.8	7	12.7	—	—	38	21.6
August	21	2.1	16	5.4	6	4.0	1	2.2	—	—	44	13.7
September	17	1.9	8	2.2	4	2.9	1	1.5	—	—	30	8.5
OFFICES												
1997 — July	14	1.3	7	2.4	6	3.8	—	—	—	—	27	7.5
August	33	3.3	5	1.4	6	3.9	3	8.7	—	—	47	17.4
September	24	2.7	12	4.3	6	4.1	2	3.7	1	20.2	45	34.9
OTHER BUSINESS PREMISES												
1997 — July	26	2.4	21	6.5	8	5.1	6	16.8	4	29.3	65	60.1
August	15	1.4	18	5.7	10	6.7	4	8.3	3	21.2	50	43.2
September	18	1.6	17	5.8	6	4.4	5	10.5	—	—	46	22.3
EDUCATIONAL												
1997 — July	7	0.8	9	2.8	7	5.0	6	17.6	4	37.9	33	64.1
August	12	1.2	12	3.8	4	2.7	6	11.9	2	16.5	36	36.2
September	3	0.4	8	2.7	2	1.5	3	5.8	—	—	16	10.3
RELIGIOUS												
1997 — July	1	0.1	1	0.3	—	—	—	—	—	—	2	0.4
August	2	0.2	1	0.2	—	—	—	—	—	—	3	0.4
September	2	0.2	—	—	—	—	—	—	—	—	2	0.2
HEALTH												
1997 — July	5	0.5	1	0.3	2	1.7	1	1.0	2	270.0	11	273.4
August	3	0.3	2	0.5	1	0.9	5	12.5	1	107.0	12	121.3
September	5	0.5	—	—	2	1.3	4	11.2	1	7.1	12	20.1
ENTERTAINMENT AND RECREATIONAL												
1997 — July	6	0.6	—	—	1	0.7	4	9.3	—	—	11	10.5
August	4	0.4	4	1.0	1	0.6	4	8.1	1	6.0	14	16.0
September	9	1.0	1	0.2	2	1.6	6	12.4	1	10.0	19	25.2
MISCELLANEOUS												
1997 — July	12	1.4	8	2.2	4	2.7	—	—	—	—	24	6.3
August	5	0.5	5	1.6	2	1.5	—	—	—	—	12	3.6
September	9	0.9	7	2.5	2	1.5	4	11.6	—	—	22	16.5
TOTAL NON-RESIDENTIAL BUILDING												
1997 — July	160	16.1	82	24.8	44	30.5	27	61.5	14	402.2	327	535.1
August	191	18.3	87	26.2	46	31.3	31	62.1	8	155.6	363	293.6
September	183	17.1	79	25.9	32	23.1	31	70.2	6	119.6	331	255.9

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, SEPTEMBER 1997

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	933	44	126	170	47	186	78	311	481	1,414
Moreton	611	54	29	83	6	34	405	445	528	1,139
Wide Bay-Burnett	157	24	—	24	—	—	—	—	24	181
Darling Downs	91	3	—	3	11	—	—	11	14	105
South West	11	—	—	—	—	—	—	—	—	11
Fitzroy	93	4	—	4	7	—	—	7	11	104
Central West	1	—	—	—	—	—	—	—	—	1
Mackay	95	8	3	11	2	—	—	2	13	108
Northern	104	4	—	4	11	—	—	11	15	119
Far North	174	4	2	6	70	19	—	89	95	269
North West	23	—	—	—	—	—	—	—	—	23
Queensland	2,293	145	160	305	154	239	483	876	1,181	3,474
VALUE (\$'000)										
Brisbane	101,132	3,007	9,644	12,652	3,024	9,920	14,000	26,944	39,596	140,728
Moreton	66,395	3,227	2,373	5,600	360	2,220	51,592	54,172	59,772	126,166
Wide Bay-Burnett	13,721	1,604	—	1,604	—	—	—	—	1,604	15,325
Darling Downs	9,990	222	—	222	800	—	—	800	1,022	11,012
South West	1,447	—	—	—	—	—	—	—	—	1,447
Fitzroy	9,634	286	—	286	210	—	—	210	496	10,130
Central West	152	—	—	—	—	—	—	—	—	152
Mackay	10,330	665	288	953	346	—	—	346	1,299	11,628
Northern	13,409	264	—	264	1,080	—	—	1,080	1,344	14,753
Far North	19,030	306	600	906	5,288	1,175	—	6,463	7,369	26,399
North West	3,987	—	—	—	—	—	—	—	—	3,987
Queensland	249,226	9,580	12,905	22,486	11,108	13,315	65,592	90,015	112,501	361,727

(a) Excluding Conversions, etc.

TABLE 8 — NUMBER OF NEW HOUSES (a) APPROVED BY MATERIAL OF OUTER WALLS

Period	Double brick (b) (c)	Brick veneer (b)	Timber	Fibre cement	Other	Total
1994-95	2,485	23,390	2,626	1,287	853	30,641
1995-96	4,894	13,936	1,739	1,003	1,249	22,821
1996-97	2,005	17,506	1,822	816	1,384	23,533
1996-97						
July-September	1,056	4,075	515	193	375	6,214
1997-98						
July-September	268	5,332	564	210	307	6,681
1996 ..						
July	494	1,322	168	75	146	2,205
August	297	1,393	178	55	123	2,046
September	265	1,360	169	63	106	1,963
October	113	1,850	157	81	111	2,312
November	106	1,610	163	52	118	2,049
December	158	1,183	99	55	124	1,619
1997—						
January	102	1,211	120	51	85	1,569
February	77	1,392	118	84	133	1,804
March	64	1,492	140	70	104	1,870
April	68	1,647	192	56	89	2,052
May	195	1,527	173	86	126	2,107
June	66	1,519	145	88	119	1,937
July	95	1,679	159	77	94	2,104
August	92	1,837	197	59	99	2,284
September	81	1,816	208	74	114	2,293

(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,
SEPTEMBER 1997

Statistical division and statistical district	Dwelling units in new residential buildings (a)				Total	Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)	
	Houses		Other residential buildings						
	Number	Value (\$'000)	Number	Value (\$'000)					
STATISTICAL DIVISION									
Brisbane	933	101,132	481	39,596	1,414	140,728	14,655	142,792	298,175
Moreton	611	66,395	528	59,772	1,139	126,166	4,015	43,422	173,603
Wide Bay-Burnett	157	13,721	24	1,604	181	15,325	1,623	9,198	26,145
Darling Downs	91	9,990	14	1,022	105	11,012	868	5,401	17,280
South West	11	1,447	—	—	11	1,447	157	570	2,175
Fitzroy	93	9,634	11	496	104	10,130	632	6,962	17,725
Central West	1	152	—	—	1	152	19	65	236
Mackay	95	10,330	13	1,299	108	11,628	530	4,754	16,912
Northern	104	13,409	15	1,344	119	14,753	1,900	8,929	25,582
Far North	174	19,030	95	7,369	269	26,399	1,688	32,154	60,241
North West	23	3,987	—	—	23	3,987	162	1,630	5,779
Queensland	2,293	249,226	1,181	112,501	3,474	361,727	26,250	255,876	643,853
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	299	33,001	471	55,931	770	88,932	2,054	38,320	129,306
Sunshine Coast	172	19,694	57	3,841	229	23,535	1,049	2,454	27,039
Bundaberg	37	3,747	—	—	37	3,747	278	380	4,405
Gladstone	32	3,863	2	152	34	4,015	167	2,695	6,876
Rockhampton	16	1,478	2	134	18	1,612	129	180	1,920
Mackay	55	5,973	11	953	66	6,925	357	4,139	11,422
Townsville	80	10,912	15	1,344	95	12,256	1,134	7,403	20,793
Cairns	98	10,290	85	6,035	183	16,325	1,024	30,881	48,231

(a) Excluding Conversions, etc. (b) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales.

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), SEPTEMBER 1997

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)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (c)									
Beaudesert (S)	47	4,903	2	162	49	5,065	173	1,105	6,342
Boonah (S)	3	257	—	—	3	257	77	—	334
Brisbane (C)	446	51,658	455	37,868	901	89,526	10,593	126,665	226,784
Caboolture (S)	101	9,587	—	—	101	9,587	419	1,122	11,128
Caloundra (C)	56	5,854	—	—	56	5,854	277	1,092	7,224
Esk (S)	22	2,026	—	—	22	2,026	35	—	2,061
Gatton (S)	5	469	—	—	5	469	11	—	480
Gold Coast (C)	318	35,101	471	55,931	789	91,032	2,346	38,320	131,698
Ipswich (C)	54	5,077	2	170	56	5,247	411	4,671	10,329
Kilcoy (S)	—	—	—	—	—	—	—	—	—
Laidley (S)	7	504	—	—	7	504	127	400	1,031
Logan (C)	70	6,313	7	510	77	6,823	851	6,367	14,041
Maroochy (S)	106	11,066	55	3,671	161	14,737	757	932	16,426
Noosa (S)	75	9,464	2	170	77	9,634	565	1,702	11,901
Pine Rivers (S)	114	12,025	5	201	119	12,226	604	1,930	14,760
Redcliffe (C)	6	723	—	—	6	723	366	630	1,719
Redland (S)	114	12,498	10	684	124	13,183	1,058	1,279	15,519
Brisbane and Moreton (SDs)	1,544	167,527	1,009	99,368	2,553	266,894	18,669	186,214	471,778
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	13	1,178	—	—	13	1,178	39	380	1,596
Burnett (S)	35	3,850	—	—	35	3,850	601	—	4,452
Cooloola (S)	22	1,610	4	239	26	1,849	87	2,615	4,551
Gayndah (S)	1	75	—	—	1	75	—	—	75
Hervey Bay (C)	45	4,057	2	115	47	4,172	240	4,098	8,511
Isis (S)	11	767	—	—	11	767	66	—	833
Kingaroy (S)	6	622	—	—	6	622	77	—	698
Kolan (S)	3	166	—	—	3	166	—	—	166
Maryborough (C)	3	245	18	1,250	21	1,495	363	1,314	3,173
Miriam Vale (S)	4	210	—	—	4	210	62	220	492
Mundubbera (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	4	223	—	—	4	223	50	450	722
Tiaro (S)	5	195	—	—	5	195	—	—	195
Other areas	5	522	—	—	5	522	37	120	680
Wide Bay-Burnett (SD)	157	13,721	24	1,604	181	15,325	1,623	9,198	26,145

TABLE 10—TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), SEPTEMBER 1997 *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)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	2	128	—	—	2	128	26	—	154
Chinchilla (S)	3	211	—	—	3	211	—	—	211
Clifton (S)	1	46	—	—	1	46	18	—	64
Crow's Nest (S)	14	1,383	—	—	14	1,383	98	—	1,480
Dalby (T)	3	535	3	222	6	758	95	256	1,108
Goondiwindi (T)	3	378	—	—	3	378	131	500	1,009
Jondaryan (S)	7	702	—	—	7	702	31	80	813
Millmerran (S)	1	78	—	—	1	78	39	—	118
Pittsworth (S)	2	381	—	—	2	381	17	50	448
Rosalie (S)	5	480	—	—	5	480	—	—	480
Stanthorpe (S)	3	225	—	—	3	225	—	269	494
Tara (S)	1	154	—	—	1	154	13	91	258
Toowoomba (C)	36	4,366	11	800	47	5,166	320	1,900	7,386
Warbo (S)	—	—	—	—	—	—	22	—	22
Warwick (S)	10	923	—	—	10	923	24	2,254	3,201
Other areas	—	—	—	—	—	—	34	—	34
Darling Downs (SD)	91	9,990	14	1,022	105	11,012	868	5,401	17,280
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	7	1,095	—	—	7	1,095	10	—	1,105
Roma (T)	2	257	—	—	2	257	74	570	901
Other areas	2	95	—	—	2	95	74	—	168
South West (SD)	11	1,447	—	—	11	1,447	157	570	2,175
FITZROY STATISTICAL DIVISION									
Banana (S)	3	416	—	—	3	416	62	840	1,317
Calliope (S)	10	1,290	—	—	10	1,290	33	1,500	2,822
Duarina (S)	1	50	—	—	1	50	12	—	62
Emerald (S)	9	935	—	—	9	935	24	—	958
Fitzroy (S)	1	81	—	—	1	81	113	—	194
Gladstone (C)	22	2,573	2	152	24	2,725	134	2,695	5,554
Livingstone (S)	31	2,806	7	210	38	3,016	109	1,598	4,723
Peak Downs (S)	1	87	—	—	1	87	—	—	87
Rockhampton (C)	15	1,397	2	134	17	1,531	116	180	1,827
Other areas	—	—	—	—	—	—	30	149	179
Fitzroy (SD)	93	9,634	11	496	104	10,130	632	6,962	17,725
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	19	65	84
Other areas	1	152	—	—	1	152	—	—	152
Central West (SD)	1	152	—	—	1	152	19	65	236

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), SEPTEMBER 1997- 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)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	1	81	—	—	1	81	135	145	360
Broadsound (S)	2	145	—	—	2	145	13	—	159
Mackay (C)	65	7,034	11	953	76	7,987	370	4,512	12,870
Sarina (S)	11	1,191	—	—	11	1,191	—	—	1,191
Whitsunday (S)	13	1,520	2	346	15	1,866	12	96	1,974
Other areas	3	359	—	—	3	359	—	—	359
Mackay (SD)	95	10,330	13	1,299	108	11,628	530	4,754	16,912
NORTHERN STATISTICAL DIVISION									
Bowen (S)	1	44	—	—	1	44	42	195	281
Burdekin (S)	5	799	—	—	5	799	193	610	1,602
Charters Towers (C)	1	41	—	—	1	41	133	90	265
Dairymple (S)	1	73	—	—	1	73	15	—	88
Hinchinbrook (S)	1	125	—	—	1	125	109	631	865
Thuringowa (C)	58	6,605	4	264	62	6,869	479	2,760	10,109
Townsville (C)	37	5,721	11	1,080	48	6,801	929	4,643	12,373
Northern (SD)	104	13,409	15	1,344	119	14,753	1,900	8,929	25,582
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	5	382	—	—	5	382	58	360	800
Cairns (C)	98	10,290	85	6,035	183	16,325	1,024	30,881	48,231
Cardwell (S)	15	1,526	4	428	19	1,954	97	186	2,237
Cook (S) (including Weipa)	9	1,362	—	—	9	1,362	—	—	1,362
Douglas (S)	10	885	2	146	12	1,031	132	—	1,163
Eacham (S)	8	2,061	—	—	8	2,061	30	—	2,091
Johnstone (S)	7	451	—	—	7	451	116	195	763
Mareeba (S)	11	1,010	—	—	11	1,010	214	432	1,655
Torres (S)	—	—	4	760	4	760	—	100	860
Other areas	11	1,062	—	—	11	1,062	17	—	1,079
Far North (SD)	174	19,030	95	7,369	269	26,399	1,688	32,154	60,241
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	3	293	—	—	3	293	—	350	643
Mount Isa (C)	—	—	—	—	—	—	162	1,280	1,442
Other areas	20	3,694	—	—	20	3,694	—	—	3,694
North West (SD)	23	3,987	—	—	23	3,987	162	1,630	5,779
QUEENSLAND									
Queensland	2,293	249,226	1,181	112,501	3,474	361,727	26,250	255,876	643,853

(a) See paragraph 32 of the Explanatory Notes. (b) Excluding *Conversions*, etc. (c) See paragraph 28 of the Explanatory Notes. (C) City. (T) Town. (S) Shire. (SD) Statistical division.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities;
- (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 townhouses, 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 Tables 1 and 10 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. 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 normally shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (02) 6252 6345.

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 (ASGC)

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

28. The 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 local government areas cross the contiguous boundary of these two statistical divisions.

29. 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 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 around urban centres with a population of 25,000 or more outside the capital city SD.

32. From July 1996 the statistics reflect the changes made to the ASGC spatial units. Further details are:

- (a) Sunshine Coast Statistical District has been enlarged as a result of transfer of 16.24 sq km from Maroochy (S) - Pt B to Maroochy (S) - Coastal North. There are consequential changes to Sunshine Coast SSD and Moreton SD Bal SSD.
- (b) There were changes to SLA boundaries in Brisbane (C). The SLAs affected are Anstead and Bellbowrie. There has also been a minor adjustment to the boundary between the SLAs of Ellen Grove and Doolandella-Forest Lake.
- (c) There were changes to SLA boundaries in Logan (C). The SLAs affected are Browns Plains, Carbrook-Cornubia, Greenbank - Pt B, Kingston, Loganholme, Marsden, Waterford West and Logan (C) Bal.
- (d) There were changes to SLA boundaries in Redland (S). The SLAs affected are Alexandra Hills, Birkdale and Wellington Point.

- (e) The LGA of Caboolture (S) previously consisted of two SLAs – Caboolture (S) – Pt A, and Caboolture (S) – Pt B. The SLA of Caboolture (S) – Pt A has been split into seven SLAs. The new SLAs for Caboolture (S) – Pt A are: Bribie Island, Burpengary–Narangba, Caboolture (S) – Central, Caboolture (S) – East, Deception Bay, Morayfield and Caboolture (S) Bal in BSD. The area and name of Caboolture (S) – Pt B will remain unchanged.
- (f) The LGA of Cairns (C) previously consisted of two SLAs – Cairns (C) – Pt A, and Cairns (C) – Pt B. The SLA of Cairns (C) – Pt A has been split into seven SLAs. The new SLAs for Cairns (C) – Pt A are: Cairns (C) – Barron, Cairns (C) – Central Suburbs, Cairns (C) – City, Cairns (C) – Mt Whitfield, Cairns (C) – Northern Suburbs, Cairns (C) – Trinity and Cairns (C) – Western Suburbs. The area and name of Cairns (C) – Pt B is unchanged.
- (g) The LGA of Caloundra (C) previously consisted of two SLAs – Caloundra (C) – Pt A, and Caloundra (C) – Pt B. The SLA of Caloundra (C) – Pt A has been split into three SLAs and the existing Caloundra (C) – Pt B into two SLAs. The new SLAs for Caloundra (C) – Pt A are: Caloundra (C) – Caloundra N, Caloundra (C) – Caloundra S and Caloundra (C) – Kawana. The new SLAs for Caloundra (C) – Pt B are: Caloundra (C) – Hinterland and Caloundra (C) – Rail Corridor.
- (h) The LGA of Ipswich (C) previously consisted of seven SLAs – Bellbird Park, Camira, Ipswich (C) – Central, Karalee, Ipswich (C) Bal in BSD – Nth and Ipswich (C) Bal in BSD – Sth in the Brisbane Statistical Division (BSD), and Ipswich (C) – Pt B in the Moreton Statistical Division. The six existing BSD SLAs have been redistributed into three new SLAs and Ipswich (C) – Pt B has been split into two SLAs. The new BSD SLAs are Ipswich (C) – Central, Ipswich (C) – East and Ipswich (C) – North. The new SLAs for Ipswich (C) – Pt B are: Ipswich (C) – South–West and Ipswich (C) – West.
- (i) The LGA of Maroochy (S) previously consisted of two SLAs – Maroochy (S) – Pt A, and Maroochy (S) – Pt B. The SLA of Maroochy (S) – Pt A has been split into six SLAs. The new SLAs for Maroochy (S) – Pt A are: Maroochy (S) – Buderim, Maroochy (S) – Coastal North (includes 16.24 sq km transferred from Maroochy (S) – Pt B), Maroochy (S) – Maroochydore, Maroochy (S) – Mooloolaba, Maroochy (S) – Nambour and Maroochy (S) Bal in S C'st SSD. The reduced area of Maroochy (S) – Pt B has been renamed Maroochy (S) Bal.
- (j) The LGA of Noosa (S) previously consisted of two SLAs – Noosa (S) – Pt A, and Noosa (S) – Pt B. The SLA of Noosa (S) – Pt A has been split into three SLAs. The new SLAs for Noosa (S) – Pt A are: Noosa (S) – Noosa–Noosaville, Noosa (S) – Sunshine–Peregian and Noosa (S) – Tewantin. Noosa (S) – Pt B has been renamed Noosa (S) Bal.
- (k) The LGA of Redcliffe (C) has been split into four SLAs. The new SLAs for Redcliffe (C) are Clontarf, Margate–Woody Point, Redcliffe–Scarborough and Rothwell–Kippa–Ring.
- (l) The current LGA/SLA of Toowoomba (C) has been split into five smaller SLAs. These new SLAs will form a new Toowoomba City SSD within the Darling Downs SD. The new SLAs are: Toowoomba (C) – Central, Toowoomba (C) – North–East, Toowoomba (C) – North–West, Toowoomba (C) – South–East and Toowoomba (C) – West.
- (m) The SLA of Gold Coast (C) – Pt B Bal has been split to form two new SLAs, Coomera–Cedar Creek and Guanaba–Currumbin Valley.
- (n) The boundaries of the SLAs of Cooloola (S) (excluding Gympie) and Cooloola (S) – Gympie only were amended by the transfer of part of Cooloola (S) (excluding Gympie) to Cooloola (S) – Gympie only.
- (o) The boundaries of the SLAs of Mackay (C) – Pt A and Mackay (C) – Pt B were amended by the transfer of part of Mackay (C) – Pt B and Mackay (C) – Pt A. There were consequential changes to Mackay City Part A SSD and Mackay SD Bal SSD, as well as an enlargement of Mackay Statistical District. 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: 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) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly
Building Activity, Queensland (8752.3) – issued quarterly
Housing Finance for Owner Occupation, Australia (5609.0) – issued monthly
Price Index of Materials Used in House Building (6408.0) – issued monthly

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 Release Advice are available from any ABS office.

Symbols and Other Usages

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

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

Brian Doyle
 Regional Director
 Queensland

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