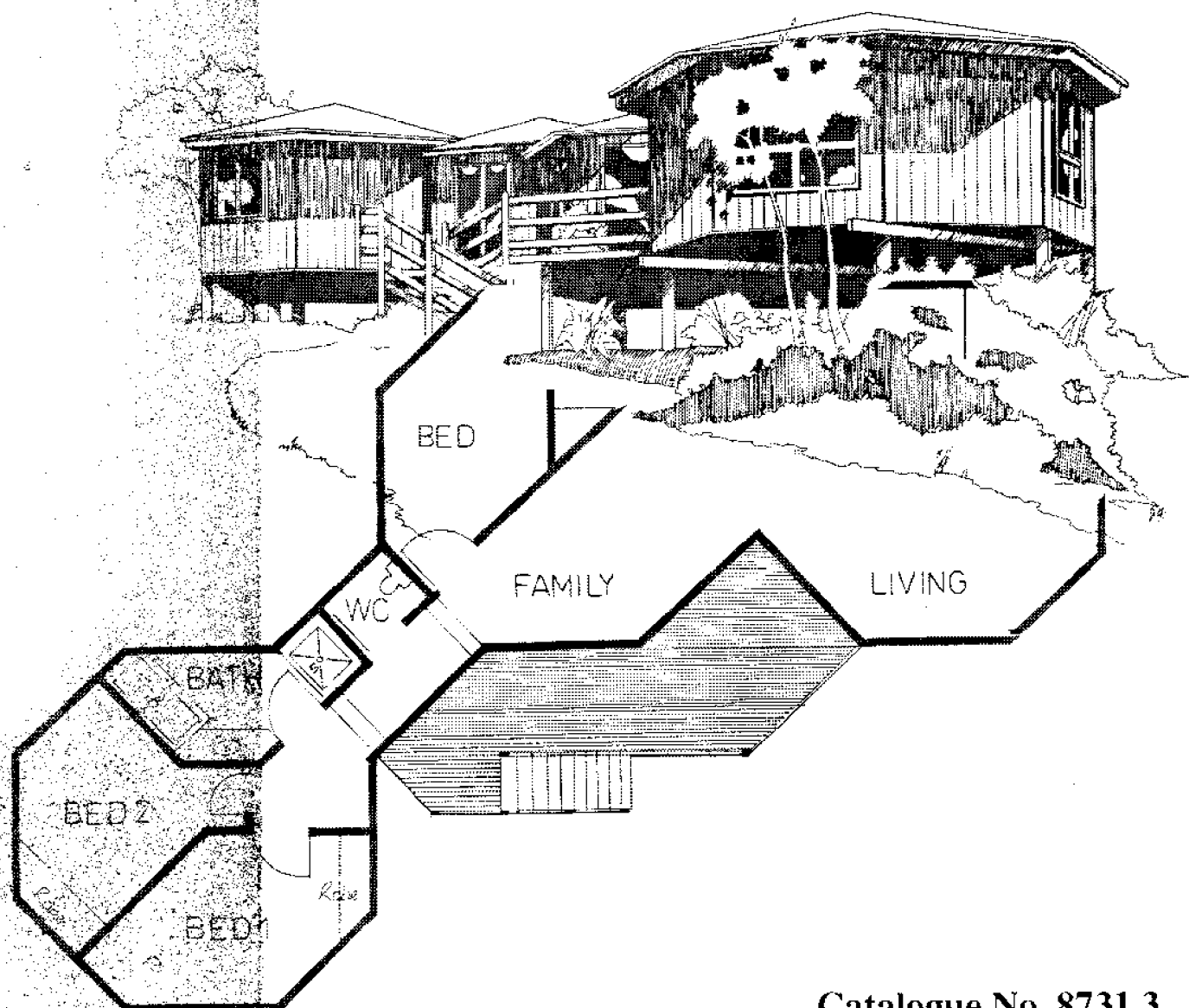




NOVEMBER 1993

BUILDING APPROVALS QUEENSLAND

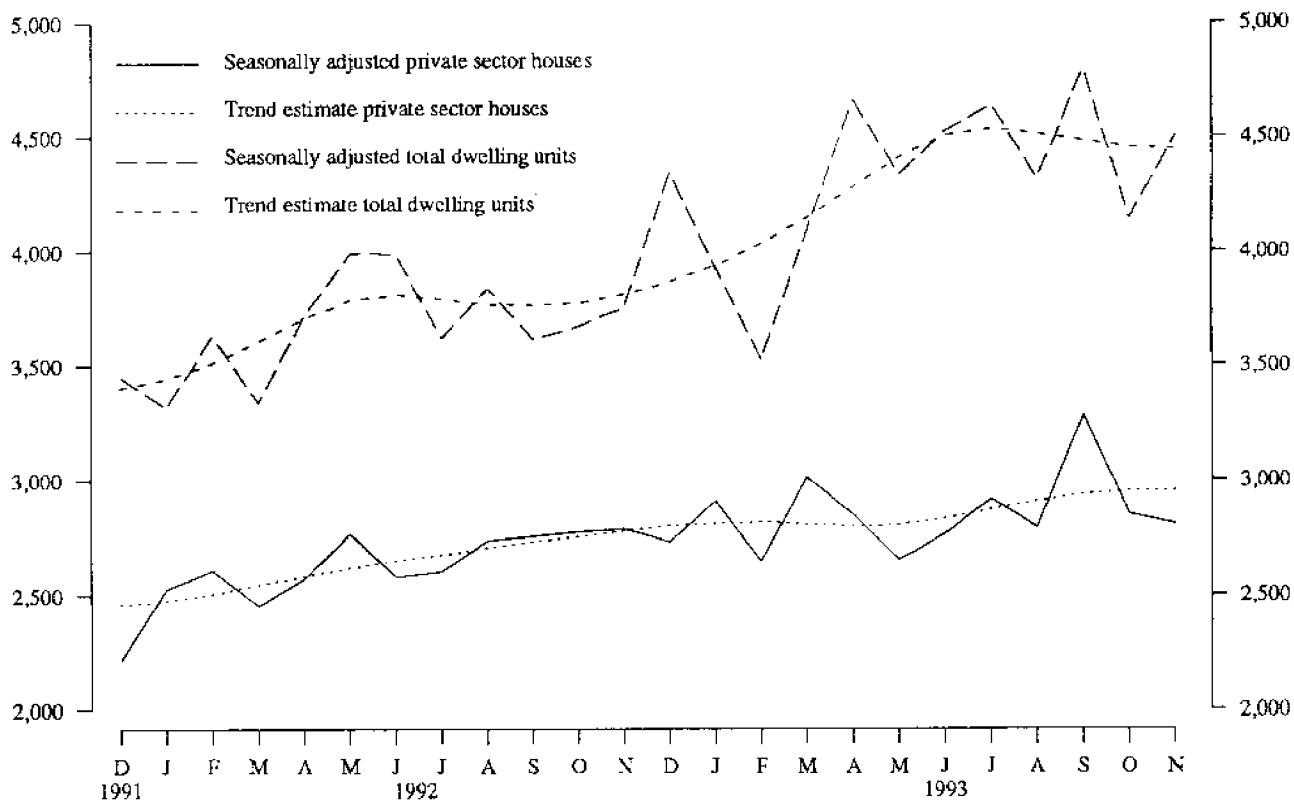


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BUILDING APPROVALS, QUEENSLAND, NOVEMBER 1993

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS, QUEENSLAND



313 Adelaide Street
 BRISBANE Q 4000
 10 January 1994

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INQUIRIES

- for further information about statistics in this publication and the availability of related unpublished statistics, contact Information Inquiries on Brisbane (07) 222 6351 (fax (07) 229 6042) or any ABS State office.
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MAIN FEATURES
Residential building

- There has been a gradual drop in the trend estimate series for total dwelling units approved in Queensland since the July 1993 peak. In November 1993 the trend estimate was 4,442, down 0.2 per cent from the revised October 1993 figure of 4,451. It would take an increase of 2.5 per cent in the seasonally adjusted estimate for the trend estimate to remain steady in December 1993.
- The trend estimate for private sector houses approved in November 1993 was marginally higher than in October 1993.
- In original figures, the number of dwelling units approved in November 1993 was 4,780, up 5.4 per cent from October 1993. There were 3,009 private sector houses approved in November 1993, down 5.1 per cent from October 1993.
- Seasonally adjusted, the number of dwelling units approved in November 1993 was 4,504, up 8.7 per cent from October 1993. There were 2,808 private sector houses approved in November 1993, down 1.5 per cent from October 1993.

Non-residential building

- The value of non-residential building approved during the 3 months ended November 1993 was down marginally from the 3 months ended August 1993.

Total building

- The value of all building work approved in the 3 months ended November 1993 rose 2.2 per cent from the 3 months ended August 1993.

BUILDING APPROVALS

<i>Period</i>	<i>Dwelling units in new residential buildings</i>			<i>Total building</i>
	<i>Original</i>	<i>Seasonally adjusted</i>	<i>Trend estimate</i>	
	<i>No.</i>	<i>No.</i>	<i>No.</i>	<i>\$m</i>
<i>November—</i>				
1992	3,819	3,756	3,812	393.0
1993	4,780	4,504	4,442	508.9
<i>Three months ended—</i>				
November 1992	11,683	11,043	11,352	1,268.8
August 1993	14,034	13,480	13,551	1,641.9
November 1993	14,186	13,445	13,374	1,677.5

NOTES

This publication contains detailed results for November 1993 from the monthly building approvals collection.

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

Dwelling approval figures from July 1993 to October 1993 have been revised to include previously unreported approvals in Gold Coast City.

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 June to November 1993.

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 (December 1993) 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 December 1993, the trend estimate for that month would be 2,945, a movement of -0.4 per cent. The movements in the trend estimates for September, October and November 1993, which are currently estimated to be 1.0 per cent, 0.5 per cent and 0.1 per cent, respectively, would be revised to 1.1 per cent, 0.5 per cent and 0.1 per cent, respectively. On the other hand, a 6 per cent seasonally adjusted decline in the number of private sector houses approved in December 1993 would produce a trend estimate for December of 2,801, a movement of -2.1 per cent, with the movements in the trend estimates for September, October and November being revised to 0.3 per cent, -0.7 per cent and -1.5 per cent, respectively.

PRIVATE SECTOR HOUSES APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if December 1993 seasonally adjusted estimate			
	No.	% change from previous month	is up 6% on November 1993		is down 6% on November 1993	
			No.	% change from previous month	No.	% change from previous month
1993—						
June	2,834	0.9	2,833	0.9	2,840	1.1
July	2,873	1.4	2,871	1.3	2,883	1.5
August	2,911	1.3	2,910	1.4	2,916	1.2
September	2,938	1.0	2,941	1.1	2,926	0.3
October	2,952	0.5	2,955	0.5	2,905	-0.7
November	2,956	0.1	2,957	0.1	2,862	-1.5
December	n.y.a.	n.y.a.	2,945	-0.4	2,801	-2.1

TOTAL DWELLING UNITS APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if December 1993 seasonally adjusted estimate			
	No.	% change from previous month	is up 8% on November 1993		is down 8% on November 1993	
			No.	% change from previous month	No.	% change from previous month
1993—						
June	4,506	2.1	4,501	2.0	4,514	2.3
July	4,535	0.7	4,529	0.6	4,552	0.8
August	4,510	-0.6	4,506	-0.5	4,518	-0.8
September	4,481	-0.6	4,496	-0.2	4,465	-1.2
October	4,451	-0.7	4,514	0.4	4,413	-1.2
November	4,442	-0.2	4,551	0.8	4,360	-1.2
December	n.y.a.	n.y.a.	4,583	0.7	4,296	-1.5

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION(a)									
1990-91	8,417	436	8,853	2,688	752	3,440	11,105	1,188	12,293
1991-92	12,563	335	12,898	3,885	769	4,654	16,448	1,104	17,552
1992-93	13,770	286	14,056	5,973	653	6,626	19,743	939	20,682
1992-93 July-November	6,005	57	6,062	2,344	66	2,410	8,349	123	8,472
1993-94 July-November	6,315	172	6,487	2,902	207	3,109	9,217	379	9,596
1992—									
September	1,190	14	1,204	453	14	467	1,643	28	1,671
October	1,306	1	1,307	476	5	481	1,782	6	1,788
November	1,188	29	1,217	489	47	536	1,677	76	1,753
December	1,001	82	1,083	386	53	439	1,387	135	1,522
1993—									
January	858	4	862	377	18	395	1,235	22	1,257
February	1,084	6	1,090	469	29	498	1,553	35	1,588
March	1,366	42	1,408	407	57	464	1,773	99	1,872
April	1,117	21	1,138	587	62	649	1,704	83	1,787
May	1,126	38	1,164	662	187	849	1,788	225	2,013
June	1,213	36	1,249	741	181	922	1,954	217	2,171
July	1,333	17	1,350	396	61	457	1,729	78	1,807
August	1,152	14	1,166	714	64	778	1,866	78	1,944
September	1,460	42	1,502	692	25	717	2,152	67	2,219
October	1,251	83	1,334	496	6	502	1,747	89	1,836
November	1,119	16	1,135	604	51	655	1,723	67	1,790
QUEENSLAND									
1990-91	23,201	945	24,146	6,639	1,729	8,368	29,840	2,674	32,514
1991-92	30,135	895	31,030	9,361	1,480	10,841	39,496	2,375	41,871
1992-93	33,155	726	33,881	12,690	1,214	13,904	45,845	1,940	47,785
1992-93 July-November	14,626	144	14,770	4,535	140	4,675	19,161	284	19,445
1993-94 July-November	15,767	234	16,001	7,142	370	7,512	22,909	604	23,513
1992—									
September	2,874	16	2,890	809	28	837	3,683	44	3,727
October	3,160	47	3,207	913	17	930	4,073	64	4,137
November	2,851	60	2,911	834	74	908	3,685	134	3,819
December	2,412	161	2,573	1,106	79	1,185	3,518	240	3,758
1993—									
January	2,193	17	2,210	884	35	919	3,077	52	3,129
February	2,475	66	2,541	840	36	876	3,315	102	3,417
March	3,107	103	3,210	1,197	77	1,274	4,304	180	4,484
April	2,709	69	2,778	1,426	172	1,598	4,135	241	4,376
May	2,721	83	2,804	1,359	306	1,665	4,080	389	4,469
June	2,912	83	2,995	1,343	369	1,712	4,255	452	4,707
July r	3,164	32	3,196	1,357	124	1,481	4,521	156	4,677
August r	3,094	26	3,120	1,444	86	1,530	4,538	112	4,650
September r	3,329	48	3,377	1,407	85	1,492	4,736	133	4,869
October r	3,171	90	3,261	1,252	24	1,276	4,423	114	4,537
November	3,009	38	3,047	1,682	51	1,733	4,691	89	4,780

(a) See paragraph 29 of the Explanatory Notes. NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 10 such dwelling units approved in November 1993.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION(a)														
1990-91	751.9	24.4	776.3	177.2	34.7	212.0	929.1	59.1	988.2	89.7	530.2	688.3	1,548.9	1,766.2
1991-92	1,105.1	21.5	1,126.5	250.5	39.7	290.2	1,355.6	61.2	1,416.8	119.1	394.7	716.7	1,869.3	2,252.6
1992-93	1,237.8	22.3	1,260.1	399.5	38.9	438.4	1,637.2	61.2	1,698.4	117.4	447.2	780.0	2,201.7	2,595.9
1992-93														
July-November	541.1	4.2	545.3	148.4	3.9	152.3	689.6	8.0	697.6	53.5	207.4	252.3	950.5	1,003.4
1993-94														
July-November	584.8	14.9	599.6	188.3	12.5	200.7	773.0	27.3	800.4	53.9	442.3	469.2	1,269.3	1,323.5
1992—														
September	104.4	1.1	105.5	29.5	1.2	30.7	133.9	2.2	136.2	11.2	53.6	70.8	198.7	218.2
October	118.0	0.1	118.1	31.5	0.3	31.8	149.5	0.4	149.9	11.6	62.4	67.0	223.5	228.5
November	107.0	2.2	109.2	31.2	2.4	33.5	138.2	4.5	142.7	11.1	34.0	37.4	183.3	191.2
December	89.1	6.2	95.3	28.5	3.4	31.9	117.6	9.6	127.2	7.7	41.7	56.2	167.0	191.1
1993—														
January	77.5	0.4	77.9	24.4	1.2	25.6	101.9	1.5	103.4	6.5	15.4	18.9	123.7	128.9
February	97.8	0.5	98.3	31.1	1.6	32.6	128.9	2.1	130.9	8.4	31.5	48.0	168.8	187.4
March	121.1	3.5	124.5	26.0	4.3	30.3	147.0	7.8	154.8	11.9	26.5	53.4	185.3	220.1
April	96.5	1.6	98.1	46.4	3.5	50.0	142.9	5.2	148.1	9.9	38.8	43.2	191.6	201.2
May	102.2	2.9	105.1	44.6	10.8	55.5	146.8	13.7	160.5	10.0	51.1	253.3	208.0	423.8
June	112.5	3.0	115.6	50.0	10.3	60.3	162.5	13.3	175.8	9.5	34.8	54.6	206.8	239.9
July	121.1	1.4	122.5	23.5	3.5	27.0	144.6	4.8	149.5	9.7	70.6	82.7	234.9	241.9
August	109.3	1.2	110.5	43.5	4.0	47.5	152.8	5.2	158.0	10.7	91.1	93.3	254.6	262.0
September	136.2	3.4	139.6	45.1	1.3	46.5	181.3	4.8	186.1	12.2	202.2	205.9	395.8	404.2
October	116.0	7.5	123.5	33.6	0.5	34.1	149.6	8.0	157.6	10.0	32.5	37.3	192.1	204.9
November	102.2	1.4	103.6	42.5	3.2	45.7	144.7	4.5	149.2	11.3	45.9	50.0	201.9	210.6
QUEENSLAND														
1990-91	1,954.8	58.9	2,013.7	495.8	81.6	577.4	2,450.6	140.5	2,591.1	172.7	1,020.0	1,472.2	3,643.2	4,236.0
1991-92	2,514.8	62.3	2,577.0	588.4	80.2	668.6	3,103.2	142.5	3,245.7	205.8	1,079.2	1,530.7	4,387.4	4,982.1
1992-93	2,830.5	57.8	2,888.3	869.6	71.6	941.2	3,700.1	129.4	3,829.6	212.9	941.8	1,383.9	4,854.6	5,426.3
1992-93														
July-November	1,248.9	11.1	1,260.0	289.7	8.1	297.7	1,538.6	19.2	1,557.8	96.6	343.0	448.0	1,978.1	2,102.3
1993-94														
July-November	1,393.7	20.2	1,413.9	476.1	22.4	498.5	1,869.8	42.6	1,912.4	103.1	667.2	749.4	2,639.9	2,764.8
1992—														
September	239.8	1.2	241.0	51.5	1.8	53.4	291.3	3.0	294.3	19.7	83.4	105.5	394.4	419.5
October	273.3	3.7	276.9	56.6	1.1	57.8	329.9	4.8	334.7	20.5	84.2	101.1	434.6	456.3
November	240.4	4.7	245.1	52.9	4.1	56.9	293.3	8.8	302.1	18.5	58.4	72.4	370.1	393.0
December	205.3	12.2	217.5	81.8	4.9	86.7	287.2	17.0	304.2	14.0	68.6	89.8	369.7	407.9
1993—														
January	188.6	1.2	189.8	59.8	2.2	62.0	248.4	3.4	251.8	12.1	115.3	124.0	375.8	387.9
February	210.7	5.4	216.1	61.7	2.0	63.7	272.4	7.4	279.8	16.2	55.5	78.7	344.1	374.7
March	260.6	8.8	269.5	79.2	6.2	85.4	339.8	15.0	354.8	19.9	59.1	90.6	418.7	465.3
April	224.7	5.7	230.4	114.7	9.3	124.0	339.4	15.0	354.4	18.1	61.5	71.6	419.0	444.1
May	235.3	6.3	241.5	91.4	18.0	109.4	326.7	24.2	350.9	18.8	108.7	319.8	454.2	489.5
June	256.4	7.2	263.5	91.4	21.0	112.4	347.7	28.2	375.9	17.3	130.1	161.4	495.1	554.5
July r	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 r	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 r	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 r	280.0	8.0	288.0	86.6	1.4	88.0	366.6	9.4	376.0	20.0	72.8	89.3	459.3	485.3
November	263.8	3.3	267.1	113.8	3.2	117.0	377.6	6.4	384.0	19.5	93.3	105.5	490.4	508.9

(a) See paragraph 29 of the Explanatory Notes.

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
1992—								
September	2,758	2,737	2,751	2,778	3,583	3,714	3,616	3,765
October	2,779	2,759	2,850	2,801	3,737	3,721	3,671	3,775
November	2,793	2,784	2,831	2,832	3,675	3,723	3,756	3,812
December	2,733	2,806	2,868	2,866	3,831	3,736	4,345	3,869
1993—								
January	2,912	2,816	2,908	2,883	3,923	3,769	3,932	3,939
February	2,647	2,820	2,722	2,893	3,326	3,839	3,523	4,034
March	3,012	2,810	3,102	2,889	4,147	3,920	4,088	4,149
April	2,852	2,801	2,913	2,882	4,199	4,012	4,660	4,281
May r	2,655	2,803	2,805	2,888	3,981	4,116	4,334	4,412
June r	2,767	2,834	2,792	2,909	4,234	4,212	4,523	4,506
July r	2,920	2,873	3,005	2,938	4,310	4,283	4,641	4,535
August r	2,794	2,911	2,838	2,967	4,054	4,326	4,316	4,510
September r	3,284	2,938	3,298	2,989	4,908	4,361	4,798	4,481
October r	2,851	2,952	2,951	3,000	4,126	4,385	4,143	4,451
November	2,808	2,956	2,840	2,999	4,326	4,401	4,504	4,442

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1990-91	1,854.6	1,910.3	587.8	2,498.1	164.0	1,035.0	1,495.9	3,563.2	4,158.0
1991-92	2,359.1	2,417.5	706.9	3,124.4	193.0	1,121.4	1,590.3	4,303.6	4,907.6
1992-93	2,584.4	2,636.9	985.4	3,622.2	194.3	966.7	1,419.4	4,665.8	5,235.9
1992—									
June qtr	623.5	639.7	222.9	862.6	48.9	197.5	273.3	1,034.7	1,184.8
Sept. qtr	685.3	687.8	192.6	880.4	53.6	207.2	283.9	1,138.1	1,217.9
Dec. qtr	654.8	673.6	211.3	884.9	48.3	217.5	271.2	1,123.9	1,204.3
1993—									
Mar. qtr	597.7	611.7	220.8	832.5	43.7	235.8	300.8	1,089.5	1,177.0
June qtr	646.6	663.8	360.6	1,024.4	48.8	306.1	563.5	1,314.3	1,636.7
Sept. qtr r	764.3	772.3	305.7	1,078.0	57.2	508.2	562.5	1,620.5	1,697.7

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

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

Class of building	1991-92	1992-93	July-November		1993		
			1992-93	1993-94	September	October	November
PRIVATE SECTOR							
New houses	2,514.8	2,830.5	1,248.9	1,393.7	r 299.9	r 280.0	263.8
New other residential buildings	588.4	869.6	289.7	476.1	r 91.5	r 86.6	113.8
<i>Total new residential building</i>	<i>3,103.2</i>	<i>3,700.1</i>	<i>1,538.6</i>	<i>1,869.8</i>	<i>r 391.3</i>	<i>r 366.6</i>	<i>377.6</i>
Alterations and additions to residential buildings	205.1	212.7	96.5	102.9	22.6	19.9	19.5
Hotels, etc.	235.7	37.3	9.0	256.3	168.4	8.4	8.1
Shops	212.4	314.0	75.8	100.5	25.9	11.4	13.8
Factories	89.5	87.7	26.5	46.7	5.8	10.3	12.5
Offices	138.3	89.4	41.8	82.2	11.8	11.3	18.3
Other business premises	126.7	170.6	102.1	55.4	13.7	6.8	11.8
Educational	49.9	44.9	26.1	36.2	8.5	6.5	2.9
Religious	13.3	17.0	10.0	6.2	1.0	0.9	0.8
Health	64.9	49.9	16.2	25.5	2.0	2.9	10.0
Entertainment and recreational	80.2	48.8	14.4	23.9	6.0	4.5	7.5
Miscellaneous	68.2	82.1	21.1	34.4	4.8	9.7	7.7
<i>Total non-residential building</i>	<i>1,079.2</i>	<i>941.8</i>	<i>343.0</i>	<i>667.2</i>	<i>248.0</i>	<i>72.8</i>	<i>93.3</i>
Total	4,387.4	4,854.6	1,978.1	2,639.9	r 661.9	r 459.3	490.4
PUBLIC SECTOR							
New houses	62.3	57.8	11.1	20.2	4.2	8.0	3.3
New other residential buildings	80.2	71.6	8.1	22.4	4.8	1.4	3.2
<i>Total new residential building</i>	<i>142.5</i>	<i>129.4</i>	<i>19.2</i>	<i>42.6</i>	<i>9.0</i>	<i>9.4</i>	<i>6.4</i>
Alterations and additions to residential buildings	0.7	0.2	—	0.2	—	—	—
Hotels, etc.	0.6	—	—	0.3	—	0.3	—
Shops	1.9	1.6	0.9	1.5	0.2	—	—
Factories	4.9	5.7	2.2	1.4	0.6	—	0.2
Offices	83.0	102.5	16.7	13.1	1.3	6.9	0.1
Other business premises	30.7	31.1	15.8	4.8	2.3	1.3	0.1
Educational	139.5	115.6	48.7	51.0	6.3	5.2	7.9
Religious	—	—	—	—	—	—	—
Health	40.3	12.6	12.1	0.8	—	—	0.4
Entertainment and recreational	6.4	153.4	2.4	4.1	0.6	0.5	2.8
Miscellaneous	144.2	19.7	6.3	5.3	1.0	2.4	0.7
<i>Total non-residential building</i>	<i>451.5</i>	<i>442.2</i>	<i>105.0</i>	<i>82.1</i>	<i>12.4</i>	<i>16.5</i>	<i>12.1</i>
Total	594.7	571.8	124.2	124.9	21.4	26.0	18.6
TOTAL							
New houses	2,577.0	2,888.3	1,260.0	1,413.9	r 304.0	r 288.0	267.1
New other residential buildings	668.6	941.2	297.7	498.5	r 96.3	r 88.0	117.0
<i>Total new residential building</i>	<i>3,245.7</i>	<i>3,829.6</i>	<i>1,557.8</i>	<i>1,912.4</i>	<i>r 400.3</i>	<i>r 376.0</i>	<i>384.0</i>
Alterations and additions to residential buildings	205.8	212.9	96.6	103.1	22.6	20.0	19.5
Hotels, etc.	236.3	37.3	9.0	256.5	168.4	8.6	8.1
Shops	214.3	315.6	76.7	101.9	26.1	11.4	13.8
Factories	94.4	93.4	28.6	48.1	6.4	10.3	12.7
Offices	221.4	191.9	58.5	95.4	13.1	18.2	18.4
Other business premises	157.4	201.7	117.9	60.1	16.0	8.1	11.8
Educational	189.4	160.5	74.8	87.2	14.8	11.7	10.7
Religious	13.3	17.0	10.0	6.2	1.0	0.9	0.8
Health	105.2	62.4	28.3	26.3	2.0	2.9	10.4
Entertainment and recreational	86.6	202.2	16.8	28.0	6.7	5.0	10.3
Miscellaneous	212.4	101.9	27.4	39.7	5.8	12.1	8.4
<i>Total non-residential building</i>	<i>1,530.7</i>	<i>1,383.9</i>	<i>448.0</i>	<i>749.4</i>	<i>260.4</i>	<i>89.3</i>	<i>105.5</i>
Total	4,982.1	5,426.3	2,102.3	2,764.8	r 683.3	r 485.3	508.9

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.												
1993 — September	7	0.7	1	0.3	4	2.5	—	—	1	165.0	13	168.4
October	2	0.1	2	0.6	1	0.9	1	1.6	1	5.5	7	8.6
November	10	0.9	5	1.2	—	—	1	1.0	1	5.0	17	8.1
SHOPS												
1993 — September	37	3.5	16	5.0	5	4.0	4	8.3	1	5.4	63	26.1
October	32	3.0	9	2.8	5	3.4	2	2.2	—	—	48	11.4
November	49	5.0	13	3.6	3	1.9	2	3.4	—	—	67	13.8
FACTORIES												
1993 — September	11	1.3	11	3.3	—	—	1	1.8	—	—	23	6.4
October	20	2.0	14	3.6	1	0.5	3	4.2	—	—	38	10.3
November	20	2.0	9	2.6	4	2.6	2	5.5	—	—	35	12.7
OFFICES												
1993 — September	22	2.1	12	3.6	7	5.2	1	2.2	—	—	42	13.1
October	23	1.9	12	4.0	4	2.7	4	9.6	—	—	43	18.2
November	30	3.2	5	1.4	5	3.3	1	3.0	1	7.5	42	18.4
OTHER BUSINESS PREMISES												
1993 — September	26	2.4	17	5.3	3	1.6	3	6.7	—	—	49	16.0
October	27	2.5	13	4.0	2	1.6	—	—	—	—	42	8.1
November	36	3.5	10	3.2	5	3.2	2	2.0	—	—	53	11.8
EDUCATIONAL												
1993 — September	17	1.9	10	3.4	8	5.0	3	4.5	—	—	38	14.8
October	19	2.2	9	3.0	3	1.7	4	4.8	—	—	35	11.7
November	14	1.9	10	2.7	5	3.7	2	2.4	—	—	31	10.7
RELIGIOUS												
1993 — September	1	0.1	3	1.0	—	—	—	—	—	—	4	1.0
October	1	0.2	3	0.8	—	—	—	—	—	—	4	0.9
November	2	0.3	2	0.5	—	—	—	—	—	—	4	0.8
HEALTH												
1993 — September	4	0.3	3	0.9	1	0.9	—	—	—	—	8	2.0
October	3	0.4	—	—	1	0.7	1	1.8	—	—	5	2.9
November	2	0.2	2	0.6	2	1.5	4	8.1	—	—	10	10.4
ENTERTAINMENT AND RECREATIONAL												
1993 — September	13	1.4	8	2.5	3	1.8	1	1.0	—	—	25	6.7
October	11	1.2	6	1.5	2	1.2	1	1.1	—	—	20	5.0
November	10	1.1	1	0.3	2	1.5	3	7.4	—	—	16	10.3
MISCELLANEOUS												
1993 — September	15	1.8	11	3.5	1	0.5	—	—	—	—	27	5.8
October	20	2.2	16	5.2	3	1.7	2	3.0	—	—	41	12.1
November	12	1.6	14	4.2	2	1.1	1	1.5	—	—	29	8.4
TOTAL NON-RESIDENTIAL BUILDING												
1993 — September	153	15.4	92	28.6	32	21.5	13	24.5	2	170.4	292	260.4
October	158	15.8	84	25.5	22	14.4	18	28.1	1	5.5	283	89.3
November	185	19.7	71	20.3	28	18.7	18	34.3	2	12.5	304	105.5

TABLE 7 — NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION, QUEENSLAND, NOVEMBER 1993

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(a)	1,135	102	307	409	89	80	77	246	655	1,790
Moreton(a)	835	240	303	543	82	46	82	210	753	1,588
Wide Bay-Burnett	301	9	8	17	31	—	—	31	48	349
Darling Downs	134	9	4	13	9	—	—	9	22	156
South West	11	—	—	—	—	—	—	—	—	11
Fitzroy	203	20	—	20	10	—	—	10	30	233
Central West	4	—	—	—	—	—	—	—	—	4
Mackay	91	12	—	12	6	—	—	6	18	109
Northern	97	33	—	33	15	—	—	15	48	145
Far North	236	27	27	54	89	—	6	95	149	385
North West	—	2	—	2	8	—	—	8	10	10
Queensland	3,047	454	649	1,103	339	126	165	630	1,733	4,780
VALUE (\$'000)										
Brisbane(a)	103,562	6,540	19,260	25,801	4,849	5,713	9,300	19,863	45,663	149,226
Moreton(a)	73,138	11,866	19,543	31,408	5,134	5,060	10,959	21,153	52,561	125,699
Wide Bay-Burnett	22,500	435	600	1,035	1,335	—	—	1,335	2,369	24,869
Darling Downs	11,156	607	300	907	540	—	—	540	1,447	12,603
South West	918	—	—	—	—	—	—	—	—	918
Fitzroy	18,678	1,193	—	1,193	638	—	—	638	1,830	20,508
Central West	424	—	—	—	—	—	—	—	—	424
Mackay	7,799	677	—	677	240	—	—	240	917	8,716
Northern	8,582	2,189	—	2,189	1,347	—	—	1,347	3,536	12,118
Far North	20,303	1,438	1,477	2,915	3,888	—	1,200	5,088	8,003	28,306
North West	—	125	—	125	500	—	—	500	625	625
Queensland	267,058	25,069	41,180	66,249	18,471	10,773	21,459	50,703	116,952	384,011

(a) See paragraph 29 of the Explanatory Notes.

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

Period	Double brick (a) (b)	Brick veneer (a)	Timber	Fibre cement	Other	Total
1990-91	1,403	18,241	2,264	1,753	485	24,146
1991-92	1,659	24,255	2,641	1,865	610	31,030
1992-93	1,927	26,621	3,321	1,517	495	33,881
1992-93						
July-November	670	11,612	1,487	739	262	14,770
1993-94						
July-November	566	12,931	1,559	595	351	16,001
1992—						
September	127	2,312	259	145	47	2,890
October	139	2,558	313	137	60	3,207
November	87	2,386	284	104	50	2,911
December	193	2,003	248	98	31	2,573
1993—						
January	133	1,734	224	100	19	2,210
February	177	1,988	249	110	17	2,541
March	184	2,568	318	99	41	3,210
April	237	2,111	264	139	27	2,778
May	181	2,191	269	111	52	2,804
June	152	2,414	262	121	46	2,995
July	100	2,617	304	112	63	3,196
August	84	2,542	313	122	59	3,120
September	66	2,799	316	108	89	3,377
October	153	2,606	314	107	81	3,261
November	163	2,367	312	146	59	3,047

(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, NOVEMBER 1993

Statistical division and statistical district	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
STATISTICAL DIVISION									
Brisbane(a)	1,135	103,562	655	45,663	1,790	149,226	11,329	50,023	210,578
Moreton(a)	835	73,138	753	52,561	1,588	125,699	2,823	23,471	151,993
Wide Bay-Burnett	301	22,500	48	2,369	349	24,869	1,055	5,826	31,749
Darling Downs	134	11,156	22	1,447	156	12,603	550	3,808	16,962
South West	11	918	—	—	11	918	201	—	1,119
Fitzroy	203	18,678	30	1,830	233	20,508	568	5,327	26,403
Central West	4	424	—	—	4	424	32	349	805
Mackay	91	7,799	18	917	109	8,716	603	2,355	11,674
Northern	97	8,582	48	3,536	145	12,118	1,194	6,397	19,709
Far North	236	20,303	149	8,003	385	28,306	1,068	7,896	37,269
North West	—	—	10	625	10	625	53	—	678
Queensland	3,047	267,058	1,733	116,952	4,780	384,011	19,477	105,453	508,940
STATISTICAL DISTRICT									
Gold Coast-Tweed (a)(b)	403	36,595	415	27,193	818	63,788	1,867	9,900	75,554
Sunshine Coast	205	18,893	310	23,909	515	42,802	295	6,330	49,427
Bundaberg(a)	42	3,771	2	104	44	3,874	113	1,818	5,806
Gladstone	35	3,217	10	644	45	3,861	183	1,552	5,596
Rockhampton	60	5,090	20	1,186	80	6,276	257	3,395	9,929
Mackay	44	4,025	16	819	60	4,844	239	361	5,443
Townsville	66	6,281	43	3,210	109	9,491	792	4,554	14,837
Caïms(a)	137	12,415	126	6,863	263	19,278	512	3,201	22,991

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

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, NOVEMBER 1993

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)	365	32,533	158	8,901	523	41,434	1,028	5,794	48,255
Beaudesert (S)	75	6,320	12	500	87	6,820	268	4,650	11,739
Boonah (S)	5	456	—	—	5	456	—	—	456
Brisbane (C)	441	46,887	402	31,682	843	78,569	8,412	36,116	123,097
Caboolture (S)	154	11,852	37	2,340	191	14,191	475	1,920	16,586
Caloundra (C)	85	7,772	205	17,722	290	25,494	225	2,482	28,201
Esk (S)	13	770	—	—	13	770	31	—	801
Gatton (S)	13	878	2	119	15	997	—	200	1,197
Gold Coast (C)	102	9,196	267	18,792	369	27,988	916	8,187	37,091
Ipswich (C)	45	3,053	63	3,323	108	6,376	220	950	7,546
Kilcoy (S)	2	118	—	—	2	118	—	—	118
Laidley (S)	28	1,808	—	—	28	1,808	41	841	2,690
Logan (C)	127	9,814	32	1,845	159	11,659	861	3,540	16,060
Maroochy (S)	147	13,313	93	5,313	240	18,626	174	4,342	23,143
Moreton (S)	82	6,825	—	—	82	6,825	349	1,687	8,861
Noosa (S)	75	6,419	26	1,714	101	8,133	247	984	9,364
Pine Rivers (S)	110	9,607	—	—	110	9,607	566	320	10,493
Redcliffe (C)	19	1,769	29	1,471	48	3,241	275	270	3,786
Redland (S)	82	7,309	82	4,502	164	11,812	65	1,211	13,088
Brisbane and Moreton (SDs)	1,970	176,700	1,408	98,225	3,378	274,925	14,153	73,494	362,572
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	8	931	—	—	8	931	58	1,818	2,807
Gayndah (S)	7	554	—	—	7	554	15	—	569
Gooburrum (S)	37	2,782	—	—	37	2,782	47	—	2,829
Gympie (C)	8	477	—	—	8	477	18	80	575
Hervey Bay (C)	73	5,854	13	850	86	6,704	313	1,185	8,201
Isis (S)	14	984	—	—	14	984	54	74	1,112
Kingaroy (S)	10	578	8	335	18	913	63	—	976
Kolan (S)	7	526	—	—	7	526	92	540	1,158
Maryborough (C)	14	884	5	221	19	1,105	71	743	1,919
Miriam Vale (S)	14	1,149	—	—	14	1,149	65	50	1,264
Mundubbera (S)	3	389	—	—	3	389	—	—	389
Nanango (S)	16	932	—	—	16	932	12	150	1,093
Tiaro (S)	10	475	—	—	10	475	—	—	475
Widgee (S)	42	2,885	20	860	62	3,745	109	764	4,618
Woongarra (S)	29	2,429	2	104	31	2,533	65	—	2,598
Other areas	9	670	—	—	9	670	73	422	1,165
Wide Bay-Burnett (SD)	301	22,500	48	2,369	349	24,869	1,055	5,826	31,749

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, NOVEMBER 1993—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)	6	571	—	—	6	571	—	—	571
Chinchilla (S)	5	309	—	—	5	309	—	—	309
Clifton (S)	—	—	—	—	—	—	15	—	15
Crow's Nest (S)	22	2,021	—	—	22	2,021	13	—	2,034
Dalby (T)	7	560	—	—	7	560	17	72	648
Glengallan (S)	2	146	—	—	2	146	10	—	156
Goondiwindi (T)	5	371	—	—	5	371	12	—	383
Jondaryan (S)	2	186	2	100	4	286	15	98	399
Millmerran (S)	3	183	—	—	3	183	—	—	183
Pittsworth (S)	3	210	—	—	3	210	—	—	210
Rosalie (S)	17	1,144	—	—	17	1,144	75	80	1,299
Rosenthal (S)	—	—	—	—	—	—	—	—	—
Stanthorpe (S)	10	913	—	—	10	913	30	65	1,009
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	46	4,217	20	1,347	66	5,564	364	3,493	9,421
Wambo (S)	—	—	—	—	—	—	—	—	—
Warwick (C)	—	—	—	—	—	—	—	—	—
Other areas	6	326	—	—	6	326	—	—	326
Darling Downs (SD)	134	11,156	22	1,447	156	12,603	550	3,808	16,962
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	1	47	—	—	1	47	28	—	75
Roma (T)	9	782	—	—	9	782	161	—	944
Other areas	1	89	—	—	1	89	12	—	101
South West (SD)	11	918	—	—	11	918	201	—	1,119
FITZROY STATISTICAL DIVISION									
Banana (S)	12	993	—	—	12	993	—	170	1,163
Calliope (S)	29	2,556	4	288	33	2,844	89	699	3,632
Duaringa (S)	1	80	—	—	1	80	—	—	80
Emerald (S)	38	4,066	—	—	38	4,066	—	210	4,277
Fitzroy (S)	12	899	—	—	12	899	—	198	1,097
Gladstone (C)	11	1,101	6	356	17	1,457	94	853	2,404
Livingstone (S)	48	4,549	—	—	48	4,549	127	—	4,676
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	50	4,324	20	1,186	70	5,510	257	3,197	8,964
Other areas	2	110	—	—	2	110	—	—	110
Fitzroy (SD)	203	18,678	30	1,830	233	20,508	568	5,327	26,403
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	2	195	—	—	2	195	12	—	207
Other areas	2	229	—	—	2	229	20	349	598
Central West (SD)	4	424	—	—	4	424	32	349	805

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, NOVEMBER 1993—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)	—	—	—	—	—	—	—	261	261
Mackay (C)	2	200	8	444	10	644	137	361	1,141
Pioneer (S)	56	5,024	8	375	64	5,399	227	—	5,626
Sarina (S)	10	696	—	—	10	696	131	594	1,421
Whitsunday (S)	18	1,515	2	98	20	1,613	96	1,140	2,849
Other areas	5	364	—	—	5	364	12	—	376
Mackay (SD)	91	7,799	18	917	109	8,716	603	2,355	11,674
NORTHERN STATISTICAL DIVISION									
Bowen (S)	6	426	—	—	6	426	—	215	641
Burdekin (S)	4	363	5	326	9	689	243	70	1,001
Charters Towers (C)	3	201	—	—	3	201	33	350	584
Dalrymple (S)	1	42	—	—	1	42	—	—	42
Hinchinbrook (S)	9	770	—	—	9	770	94	408	1,272
Thuringowa (C)	36	2,790	—	—	36	2,790	93	1,600	4,483
Townsville (C)	38	3,990	43	3,210	81	7,200	732	3,754	11,686
Northern (SD)	97	8,582	48	3,536	145	12,118	1,194	6,397	19,709
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	12	1,121	10	528	22	1,649	30	221	1,901
Cairns (C)	31	3,073	83	3,871	114	6,944	141	2,550	9,636
Cardwell (S)	19	1,608	5	222	24	1,830	205	150	2,185
Cook (S) (including Weipa)	1	75	—	—	1	75	—	781	856
Douglas (S)	13	787	6	275	19	1,062	79	402	1,542
Eacham (S)	9	952	—	—	9	952	35	—	987
Johnstone (S)	33	2,338	2	115	35	2,453	121	925	3,499
Mareeba (S)	7	605	—	—	7	605	34	1,090	1,729
Mulgrave (S)	107	9,492	43	2,992	150	12,484	370	651	13,505
Torres (S)	—	—	—	—	—	—	—	925	925
Other areas	4	252	—	—	4	252	52	200	504
Far North (SD)	236	20,303	149	8,003	385	28,306	1,068	7,896	37,269
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	—	—	—	—	—	—	—	—	—
Mount Isa (C)	—	—	10	625	10	625	13	—	638
Other areas	—	—	—	—	—	—	40	—	40
North West (SD)	—	—	10	625	10	625	53	—	678
QUEENSLAND									
Queensland	3,047	267,058	1,733	116,952	4,780	384,011	19,477	105,453	508,940

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

EXPLANATORY NOTES

Introduction

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

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

Scope and coverage

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

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

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

13. *Functional classification of buildings.* A building is classified according to its intended major function. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building, and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to 'offices' and a detached cafeteria building to 'shops', while factory buildings would be classified to 'factories'. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'educational'.

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

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

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

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

- one storey or
- two or more storeys.

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

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

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

Estimates at constant prices

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

19. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of the base year influences the movement in the constant price series and the usefulness of such series is diminished if the relative price weights of the base year differ significantly from the price relationships in the other periods included in the series. The more remote a base year is from the current period the less likely that its relative prices will reflect the current situation.

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

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

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

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

Australian Standard Geographical Classification

24. The data are presented according to the Australian Standard Geographical Classification (ASGC), Edition 2.1.

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

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

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

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

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

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

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

Seasonal adjustment

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

smoothed to reduce the impact of the irregular component thereby creating the trend estimate series. Both the seasonally adjusted and trend estimate series are shown in Table 3.

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

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

Related publications

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

- Building Approvals and Dwelling Unit Commencements: Small Area Statistics* (8735.3) – New issue: 1992–93 (\$15.00)
- Dwelling Unit Commencements Reported by Approving Authorities* (8741.3) – Monthly (\$10.70)
- Building Activity* (8752.3) – Quarterly (\$10.70)

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

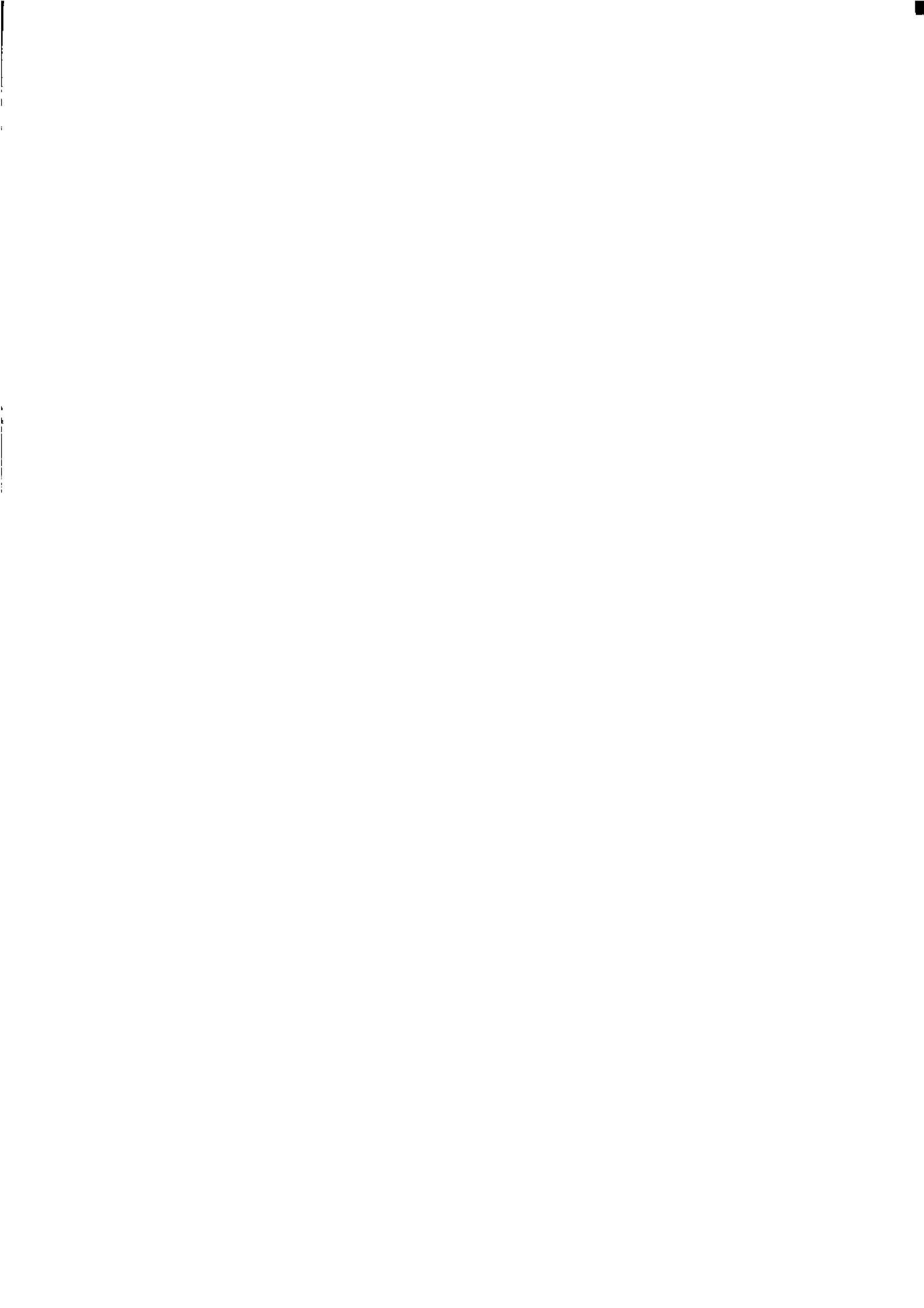
Unpublished statistics

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

Symbols and other usages

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

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



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