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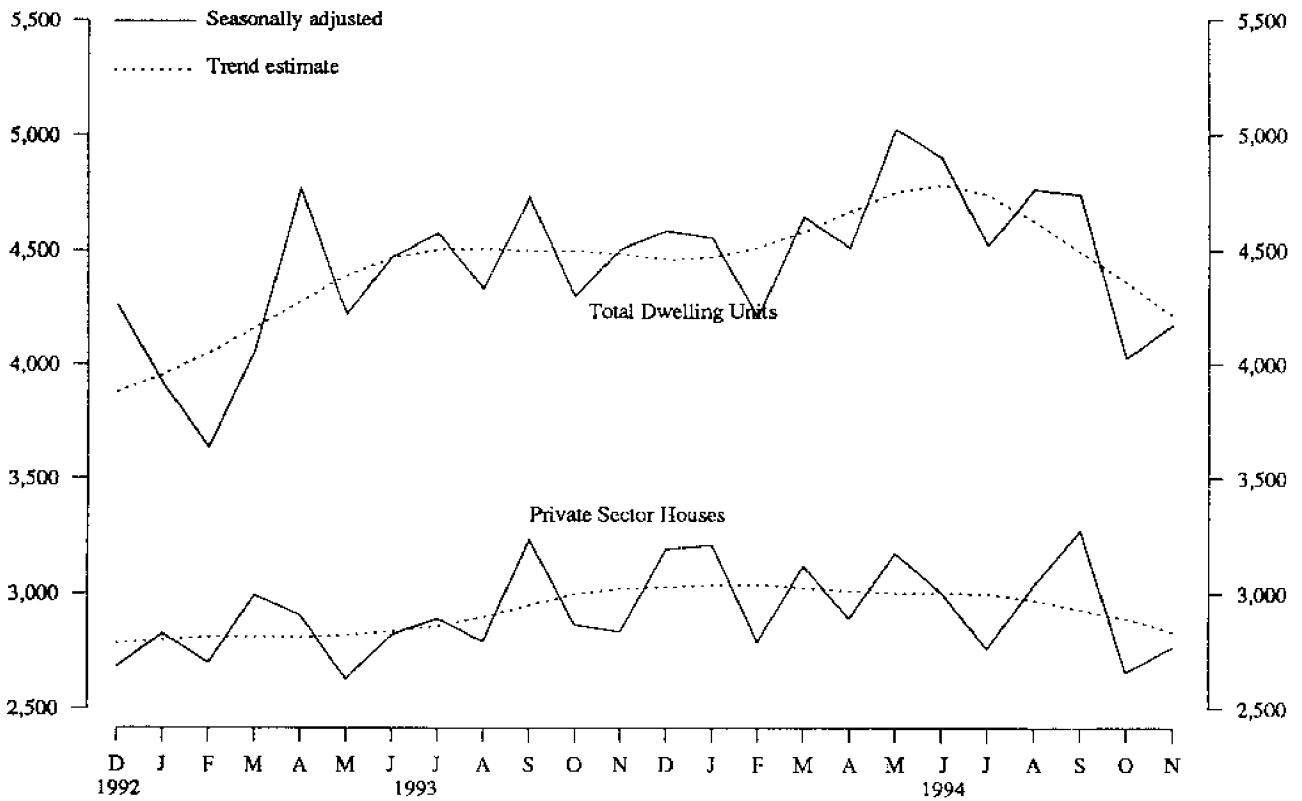
**November 1994
Building Approvals
Queensland**

Catalogue No. 8731.3



BUILDING APPROVALS, QUEENSLAND, NOVEMBER 1994

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



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9 January 1995

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INQUIRIES

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MAIN FEATURES

Residential building

- The trend estimate series for total dwelling units approved in Queensland, including revised estimates for earlier months, reveals a steady decline of 11.1 per cent from July 1994 to November 1994. This followed a steady rise of 6.0 per cent in the series from January 1994 to June 1994.
- There was a steady decline of 6.3 per cent in the trend estimate for private sector houses from March 1994 to November 1994.
- Seasonally adjusted, the number of dwelling units approved in November 1994 was up 3.7 per cent from October 1994. Approvals for private sector houses in November 1994 were up 4.1 per cent from October 1994.
- In original figures, the number of dwelling units approved in November 1994 was 4,397. In the private sector there were 2,987 houses and 1,342 other residential buildings approved in November 1994.

Non-residential building

- The value of non-residential building approved during the 3 months ended November 1994 was 7.2 per cent higher than for the 3 months ended August 1994.

Total building

- The value of all building approved in the 3 months ended November 1994 was 7.2 per cent lower than for the 3 months ended August 1994.

BUILDING APPROVALS

Period	Dwelling units in new residential buildings			Total building
	Original	Seasonally adjusted	Trend estimate	
	No.	No.	No.	\$m
<i>November</i>				
1993	4,780	4,507	4,485	508.9
1994	4,397	4,174	4,214	543.3
<i>Three months ended—</i>				
November 1993	14,201	13,539	13,482	1,700.9
August 1994	14,944	14,187	14,157	1,836.2
November 1994	13,564	12,941	13,067	1,703.2

NOTES

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

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

Explanatory Notes are located at the back of this publication.

The publication *Building Approvals Australia* (8731.0) has recently been redesigned. Some tables now include 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); this was previously shown as a footnote. This change has not been reflected in this current State publication, although it will be implemented in the near future.

Please be aware of this when comparing figures from this publication with State figures in the Australian publication.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

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

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

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

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 6 per cent in December 1994 the trend estimate for that month would be 2,860, a movement of -0.5 per cent. The movements in the trend estimates for September, October and November 1994, currently estimated to be -1.3 per cent, -1.4 per cent and -2.0 per cent, respectively, would be revised to -1.1 per cent, -1.1 per cent and -1.1 per cent, respectively. On the other hand, a 6 per cent seasonally adjusted decline in the number of private sector houses approved in December 1994 would produce a trend estimate for December of 2,709, a movement of -2.3 per cent, with the movements in the trend estimates for September, October and November being revised to -1.8 per cent, -2.4 per cent and -2.8 per cent, respectively.

PRIVATE SECTOR HOUSES APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if December 1994 seasonally adjusted estimate			
			is up 6% on November 1994		is down 6% on November 1994	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1994—						
June	3,004	0.0	3,002	-0.1	3,009	0.2
July	2,998	-0.2	2,995	-0.2	3,007	-0.1
August	2,971	-0.9	2,969	-0.9	2,975	-1.1
September	2,932	-1.3	2,938	-1.1	2,922	-1.8
October	2,890	-1.4	2,906	-1.1	2,853	-2.4
November	2,834	-2.0	2,874	-1.1	2,774	-2.8
December	n.y.a.	n.y.a.	2,860	-0.5	2,709	-2.3

TOTAL DWELLING UNITS APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if December 1994 seasonally adjusted estimate			
			is up 7% on November 1994		is down 7% on November 1994	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1994—						
June	4,787	0.7	4,787	0.7	4,798	0.9
July	4,741	-1.0	4,740	-1.0	4,761	-0.8
August	4,629	-2.4	4,628	-2.4	4,639	-2.6
September	4,494	-2.9	4,502	-2.7	4,475	-3.5
October	4,359	-3.0	4,393	-2.4	4,302	-3.9
November	4,214	-3.3	4,304	-2.0	4,133	-3.9
December	n.y.a.	n.y.a.	4,254	-1.2	3,997	-3.3

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION									
1991-92	12,563	335	12,898	3,885	769	4,654	16,448	1,104	17,552
1992-93	13,770	286	14,056	5,973	653	6,626	19,743	939	20,682
1993-94	14,471	302	14,773	6,590	508	7,098	21,061	810	21,871
1993-94									
July-November	6,315	172	6,487	2,902	207	3,109	9,217	379	9,596
1994-95									
July-November	6,405	43	6,448	2,918	246	3,164	9,323	289	9,612
1993—									
September	1,460	42	1,502	692	25	717	2,152	67	2,219
October	1,251	83	1,334	496	6	502	1,747	89	1,836
November	1,119	16	1,135	604	51	655	1,723	67	1,790
December	1,124	2	1,126	602	18	620	1,726	20	1,746
1994—									
January	870	14	884	473	2	475	1,343	16	1,359
February	1,036	12	1,048	583	22	605	1,619	34	1,653
March	1,367	14	1,381	555	6	561	1,922	20	1,942
April	1,024	15	1,039	577	22	599	1,601	37	1,638
May	1,506	48	1,554	556	73	629	2,062	121	2,183
June	1,229	25	1,254	342	158	500	1,571	183	1,754
July	1,190	9	1,199	688	12	700	1,878	21	1,899
August	1,443	7	1,450	904	103	1,007	2,347	110	2,457
September	1,366	9	1,375	517	27	544	1,883	36	1,919
October	1,167	8	1,175	296	74	370	1,463	82	1,545
November	1,239	10	1,249	513	30	543	1,752	40	1,792
QUEENSLAND									
1991-92	30,135	895	31,030	9,361	1,480	10,841	39,496	2,375	41,871
1992-93	33,155	726	33,881	12,690	1,214	13,904	45,845	1,940	47,785
1993-94	35,979	612	36,591	17,193	1,143	18,336	53,172	1,755	54,927
1993-94									
July-November	15,767	234	16,001	7,157	370	7,527	22,924	604	23,528
1994-95									
July-November	15,613	100	15,713	7,301	377	7,678	22,914	477	23,391
1993—									
September	3,329	48	3,377	1,407	85	1,492	4,736	133	4,869
October	3,171	90	3,261	1,267	24	1,291	4,438	114	4,552
November	3,009	38	3,047	1,682	51	1,733	4,691	89	4,780
December	2,740	40	2,780	1,335	20	1,355	4,075	60	4,135
1994—									
January	2,479	41	2,520	1,034	11	1,045	3,513	52	3,565
February	2,542	25	2,567	1,346	40	1,386	3,888	65	3,953
March	3,330	35	3,365	1,598	54	1,652	4,928	89	5,017
April	2,569	86	2,655	1,322	44	1,366	3,891	130	4,021
May	3,543	67	3,610	1,827	154	1,981	5,370	221	5,591
June	3,009	84	3,093	1,574	450	2,024	4,583	534	5,117
July	2,967	15	2,982	1,496	12	1,508	4,463	27	4,490
August	3,396	14	3,410	1,824	103	1,927	5,220	117	5,337
September	3,346	29	3,375	1,516	95	1,611	4,862	124	4,986
October	2,917	14	2,931	1,123	127	1,250	4,040	141	4,181
November	2,987	28	3,015	1,342	40	1,382	4,329	68	4,397

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 24 such dwelling units approved in November 1994.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION														
1991-92	1,105.1	21.5	1,126.5	250.5	39.7	290.2	1,355.6	61.2	1,416.8	119.1	394.7	716.7	1,869.3	2,252.6
1992-93	1,237.8	22.3	1,260.1	399.5	38.9	438.4	1,637.2	61.2	1,698.4	117.4	447.2	780.0	2,201.7	2,595.9
1993-94	1,334.1	26.1	1,360.2	445.5	32.2	477.7	1,779.6	58.3	1,837.9	125.2	797.6	1,074.0	2,702.4	3,037.2
1993-94														
July-November	584.8	14.9	599.6	188.3	12.5	200.7	773.0	27.3	800.4	53.9	442.3	486.1	1,269.3	1,340.4
1994-95														
July-November	599.4	3.9	603.3	231.6	37.9	269.5	831.0	41.8	872.8	61.3	321.2	400.3	1,213.4	1,334.4
1993—														
September	136.2	3.4	139.6	45.1	1.3	46.5	181.3	4.8	186.1	12.2	202.2	205.9	395.8	404.2
October	116.0	7.5	123.5	33.6	0.5	34.1	149.6	8.0	157.6	10.0	32.5	54.2	192.1	221.8
November	102.2	1.4	103.6	42.5	3.2	45.7	144.7	4.5	149.2	11.3	45.9	50.0	201.9	210.6
December	102.2	0.3	102.5	40.7	1.4	42.1	143.0	1.7	144.7	11.7	85.2	266.3	239.9	422.7
1994—														
January	80.4	1.3	81.7	32.3	0.1	32.4	112.7	1.4	114.1	8.3	29.8	30.5	150.8	152.9
February	94.5	1.1	95.6	40.6	1.2	41.8	135.1	2.4	137.5	9.8	42.0	49.4	186.9	196.7
March	126.0	1.3	127.3	46.6	0.3	46.9	172.6	1.6	174.2	12.1	48.1	54.7	232.8	241.0
April	92.3	1.2	93.5	35.1	1.3	36.4	127.4	2.5	129.9	8.6	24.6	28.0	160.6	166.5
May	135.4	3.7	139.0	40.3	4.3	44.6	175.7	7.9	183.6	10.0	50.8	62.4	236.5	256.1
June	118.5	2.4	121.0	21.5	11.1	32.7	140.1	13.6	153.6	10.7	74.8	96.7	225.6	261.0
July	113.6	0.7	114.4	71.6	0.9	72.6	185.3	1.6	186.9	12.8	47.0	53.3	245.1	253.0
August	134.4	0.7	135.1	71.1	29.5	100.6	205.6	30.2	235.7	11.1	86.1	93.0	302.7	339.8
September	126.3	0.9	127.3	37.9	1.6	39.5	164.3	2.5	166.8	11.7	54.3	58.1	230.3	236.6
October	110.6	0.6	111.3	17.1	4.2	21.3	127.7	4.8	132.5	11.8	101.9	143.6	241.4	288.0
November	114.3	0.9	115.3	33.8	1.8	35.6	148.1	2.7	150.9	13.9	31.9	52.4	194.0	217.1
QUEENSLAND														
1991-92	2,514.8	62.3	2,577.0	588.4	80.2	668.6	3,103.2	142.5	3,245.7	205.8	1,079.2	1,530.7	4,387.4	4,982.1
1992-93	2,830.5	57.8	2,888.3	869.6	71.6	941.2	3,700.1	129.4	3,829.6	212.9	941.8	1,383.9	4,854.6	5,426.3
1993-94	3,200.2	53.3	3,253.5	1,264.1	73.4	1,337.5	4,464.3	126.7	4,591.0	229.2	1,348.4	1,761.6	6,040.9	6,581.8
1993-94														
July-November	1,393.7	20.2	1,413.9	477.6	22.4	500.0	1,871.3	42.6	1,913.9	103.1	672.2	771.2	2,646.4	2,788.2
1994-95														
July-November	1,448.4	8.9	1,457.3	536.6	46.3	582.9	1,985.0	55.2	2,040.2	113.8	578.9	760.3	2,677.6	2,914.3
1993—														
September	299.9	4.2	304.0	91.5	4.8	96.3	391.3	9.0	400.3	22.6	248.0	260.4	661.9	683.3
October	280.0	8.0	288.0	88.1	1.4	89.5	368.1	9.4	377.5	20.0	77.8	111.1	465.8	508.7
November	263.8	3.3	267.1	113.8	3.2	117.0	377.6	6.4	384.0	19.5	93.3	105.5	490.4	508.9
December	242.3	3.6	246.0	93.0	1.5	94.5	335.4	5.1	340.5	18.7	124.3	317.1	478.4	676.4
1994—														
January	215.7	3.8	219.5	72.7	0.7	73.4	288.4	4.5	292.9	13.6	57.7	61.3	359.7	367.8
February	222.5	2.2	224.7	107.6	2.4	110.0	330.1	4.6	334.7	16.6	93.7	105.1	440.4	456.3
March	298.3	3.1	301.4	170.3	2.9	173.2	468.7	6.0	474.7	20.8	119.1	136.5	608.5	632.0
April	227.4	7.2	234.6	86.0	2.7	88.7	313.4	9.9	323.4	16.6	55.6	63.5	385.7	403.4
May	319.8	5.3	325.1	131.3	10.4	141.7	451.1	15.7	466.8	19.9	99.3	145.9	570.3	632.7
June	280.4	7.9	288.3	125.5	30.4	155.9	405.9	38.3	444.1	19.9	126.6	161.0	551.5	625.1
July	277.0	1.4	278.4	125.5	0.9	126.5	402.5	2.3	404.9	22.2	98.6	138.7	523.3	565.8
August	313.9	1.3	315.1	134.6	29.5	164.1	448.4	30.8	479.2	21.2	123.4	144.9	593.1	645.3
September	308.9	2.5	311.4	112.9	6.0	118.9	421.8	8.5	430.3	22.3	98.3	114.1	542.4	566.7
October	272.0	1.1	273.1	76.1	7.3	83.3	348.1	8.4	356.4	22.9	150.0	213.8	520.8	593.2
November	276.7	2.6	279.4	87.5	2.6	90.1	364.2	5.2	369.4	25.2	108.6	148.7	498.0	543.3

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
<i>1993—</i>								
September	3,232	2,950	3,237	3,004	4,832	4,367	4,732	4,499
October	2,866	2,998	2,958	3,052	4,175	4,417	4,300	4,498
November	2,836	3,023	2,876	3,074	4,340	4,433	4,507	4,485
December	3,194	3,031	3,259	3,079	4,565	4,414	4,586	4,463
<i>1994—</i>								
January	3,211	3,038	3,271	3,084	4,572	4,399	4,555	4,472
February	2,793	3,038	2,802	3,083	4,076	4,399	4,211	4,515
March	3,119	3,025	3,141	3,069	4,563	4,419	4,648	4,583
April	2,894	3,013	2,984	3,059	4,228	4,473	4,513	4,675
May r	3,176	3,004	3,224	3,054	4,676	4,540	5,026	4,756
June r	3,008	3,004	3,037	3,056	4,820	4,595	4,903	4,787
July r	2,764	2,998	2,829	3,047	4,262	4,595	4,521	4,741
August r	3,034	2,971	3,069	3,012	4,741	4,527	4,763	4,629
September r	3,273	2,932	3,322	2,963	4,759	4,421	4,741	4,494
October r	2,660	2,890	2,686	2,909	3,992	4,302	4,026	4,359
November	2,769	2,834	2,744	2,843	3,984	4,158	4,174	4,214

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	2,358.5	2,416.9	706.9	3,123.8	192.9	1,121.4	1,590.3	4,302.6	4,907.0
1992-93	2,583.8	2,636.3	985.0	3,621.2	194.3	966.4	1,419.0	4,664.7	5,234.6
1993-94	2,869.4	2,917.2	1,378.1	4,295.3	205.5	1,361.6	1,778.4	5,750.4	6,279.2
<i>1993—</i>									
June qtr	646.6	663.8	360.2	1,024.0	48.8	306.1	563.5	1,314.3	1,636.4
Sept. qtr	764.3	772.3	304.5	1,076.8	57.2	508.2	562.5	1,619.0	1,696.4
Dec. qtr	703.1	716.5	311.3	1,027.8	52.1	298.4	539.1	1,361.1	1,619.0
<i>1994—</i>									
Mar. qtr	661.7	669.9	367.0	1,036.9	45.7	272.4	304.9	1,344.1	1,387.5
June qtr	740.2	758.5	395.4	1,153.9	50.5	282.6	371.9	1,426.2	1,576.3
Sept. qtr	799.0	803.6	417.4	1,221.1	58.4	320.3	397.7	1,562.0	1,677.2

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

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

Class of building	1992-93	1993-94	July-November		1994		
			1993-94	1994-95	September	October	November
PRIVATE SECTOR							
New houses	2,830.5	3,200.2	1,393.7	1,448.4	308.9	272.0	276.7
New other residential buildings	869.6	1,264.1	477.6	536.6	112.9	76.1	87.5
<i>Total new residential building</i>	<i>3,700.1</i>	<i>4,464.3</i>	<i>1,871.3</i>	<i>1,985.0</i>	<i>421.8</i>	<i>348.1</i>	<i>364.2</i>
Alterations and additions to residential buildings	212.7	228.1	102.9	113.7	22.3	22.7	25.2
Hotels, etc.	37.3	302.1	256.3	21.0	4.0	2.4	7.9
Shops	314.0	332.1	105.5	220.2	30.8	61.6	27.2
Factories	87.7	109.8	46.7	48.5	12.9	8.5	8.0
Offices	89.4	160.9	82.2	69.7	15.9	27.2	8.0
Other business premises	170.6	153.0	55.4	98.8	13.9	31.9	17.7
Educational	44.9	66.4	36.2	33.1	6.0	3.0	7.4
Religious	17.0	14.3	6.2	5.1	1.3	1.1	0.5
Health	49.9	59.7	25.5	27.6	2.1	3.6	16.0
Entertainment and recreational	48.8	78.1	23.9	36.6	7.6	6.8	10.6
Miscellaneous	82.1	72.0	34.4	18.3	3.7	3.9	5.4
<i>Total non-residential building</i>	<i>941.8</i>	<i>1,348.4</i>	<i>672.2</i>	<i>578.9</i>	<i>98.3</i>	<i>150.0</i>	<i>108.6</i>
Total	4,854.6	6,040.9	2,646.4	2,677.6	542.4	520.8	498.0
PUBLIC SECTOR							
New houses	57.8	53.3	20.2	8.9	2.5	1.1	2.6
New other residential buildings	71.6	73.4	22.4	46.3	6.0	7.3	2.6
<i>Total new residential building</i>	<i>129.4</i>	<i>126.7</i>	<i>42.6</i>	<i>55.2</i>	<i>8.5</i>	<i>8.4</i>	<i>5.2</i>
Alterations and additions to residential buildings	0.2	1.1	0.2	0.2	—	0.1	—
Hotels, etc.	—	2.3	0.3	—	—	—	—
Shops	1.6	3.3	1.5	5.6	—	—	1.3
Factories	5.7	4.2	1.4	1.1	0.1	0.1	0.6
Offices	102.5	34.8	13.1	18.8	0.6	4.9	10.9
Other business premises	31.1	186.5	4.8	3.5	0.9	0.8	0.2
Educational	115.6	97.8	67.9	132.2	10.6	56.0	18.1
Religious	—	—	—	—	—	—	—
Health	12.6	42.0	0.8	2.5	—	—	—
Entertainment and recreational	153.4	19.6	4.1	1.2	—	—	0.9
Miscellaneous	19.7	22.6	5.3	16.6	3.6	2.1	8.1
<i>Total non-residential building</i>	<i>442.2</i>	<i>413.1</i>	<i>99.0</i>	<i>181.4</i>	<i>15.8</i>	<i>63.9</i>	<i>40.1</i>
Total	571.8	540.9	141.8	236.7	24.3	72.4	45.3
TOTAL							
New houses	2,888.3	3,253.5	1,413.9	1,457.3	311.4	273.1	279.4
New other residential buildings	941.2	1,337.5	500.0	582.9	118.9	83.3	90.1
<i>Total new residential building</i>	<i>3,829.6</i>	<i>4,591.0</i>	<i>1,913.9</i>	<i>2,040.2</i>	<i>430.3</i>	<i>356.4</i>	<i>369.4</i>
Alterations and additions to residential buildings	212.9	229.2	103.1	113.8	22.3	22.9	25.2
Hotels, etc.	37.3	304.4	256.5	21.0	4.0	2.4	7.9
Shops	315.6	335.4	106.9	225.8	30.8	61.6	28.6
Factories	93.4	114.0	48.1	49.6	13.0	8.5	8.5
Offices	191.9	195.7	95.4	88.5	16.5	32.1	18.9
Other business premises	201.7	339.5	60.1	102.3	14.8	32.7	17.9
Educational	160.5	164.2	104.0	165.2	16.7	59.0	25.5
Religious	17.0	14.3	6.2	5.1	1.3	1.1	0.5
Health	62.4	101.7	26.3	30.0	2.1	3.6	16.0
Entertainment and recreational	202.2	97.7	28.0	37.7	7.6	6.8	11.5
Miscellaneous	101.9	94.6	39.7	34.9	7.2	6.1	13.5
<i>Total non-residential building</i>	<i>1,383.9</i>	<i>1,761.6</i>	<i>771.2</i>	<i>760.3</i>	<i>114.1</i>	<i>213.8</i>	<i>148.7</i>
Total	5,426.3	6,581.8	2,788.2	2,914.3	566.7	593.2	543.3

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1994 — September	2	0.3	1	0.3	1	0.7	1	2.7	—	—	5	4.0
October	4	0.5	3	0.9	—	—	1	1.0	—	—	8	2.4
November	3	0.3	6	1.8	3	2.4	1	3.5	—	—	13	7.9
SHOPS												
1994 — September	79	7.4	18	5.4	2	1.0	6	10.2	1	6.8	106	30.8
October	65	5.8	16	4.3	7	4.2	5	9.3	1	38.0	94	61.6
November	58	5.5	19	6.2	7	5.1	6	11.8	—	—	90	28.6
FACTORIES												
1994 — September	19	2.1	10	3.1	1	0.5	4	7.3	—	—	34	13.0
October	15	1.2	7	1.7	5	3.2	2	2.4	—	—	29	8.5
November	19	2.0	6	1.9	5	3.0	1	1.6	—	—	31	8.5
OFFICES												
1994 — September	13	1.5	16	4.9	4	3.3	2	6.8	—	—	35	16.5
October	24	2.9	12	3.5	5	3.5	4	7.8	1	14.4	46	32.1
November	20	2.2	6	2.0	3	2.1	3	4.6	1	7.9	33	18.9
OTHER BUSINESS PREMISES												
1994 — September	34	3.5	18	5.0	5	3.3	2	3.0	—	—	59	14.8
October	46	4.6	22	6.7	7	4.9	2	4.5	2	11.9	79	32.7
November	36	4.1	16	4.4	7	4.4	2	5.0	—	—	61	17.9
EDUCATIONAL												
1994 — September	6	0.5	18	5.8	6	3.8	4	6.5	—	—	34	16.7
October	9	1.1	15	4.9	6	4.4	1	2.9	2	45.8	33	59.0
November	15	2.1	12	3.3	1	0.6	5	10.6	1	9.0	34	25.5
RELIGIOUS												
1994 — September	4	0.5	3	0.9	—	—	—	—	—	—	7	1.3
October	2	0.2	1	0.3	1	0.6	—	—	—	—	4	1.1
November	1	0.1	2	0.4	—	—	—	—	—	—	3	0.5
HEALTH												
1994 — September	3	0.4	1	0.3	—	—	1	1.4	—	—	5	2.1
October	4	0.3	—	—	—	—	1	3.3	—	—	5	3.6
November	2	0.2	1	0.3	1	0.8	6	14.7	—	—	10	16.0
ENTERTAINMENT AND RECREATIONAL												
1994 — September	5	0.5	3	0.7	1	0.7	3	5.7	—	—	12	7.6
October	6	0.6	4	1.1	—	—	2	5.0	—	—	12	6.8
November	11	1.0	7	1.7	3	2.0	1	1.5	1	5.2	23	11.5
MISCELLANEOUS												
1994 — September	2	0.3	13	3.4	—	—	1	3.6	—	—	16	7.2
October	10	1.2	5	1.2	1	0.7	2	2.9	—	—	18	6.1
November	7	0.9	9	3.0	3	1.9	3	7.8	—	—	22	13.5
TOTAL NON-RESIDENTIAL BUILDING												
1994 — September	167	16.9	101	29.9	20	13.3	24	47.2	1	6.8	313	114.1
October	185	18.5	85	24.7	32	21.6	20	39.0	6	110.1	328	213.8
November	172	18.4	84	24.9	33	22.3	28	61.1	3	22.1	320	148.7

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

Statistical division	Other residential building								Total residential building	
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
		Total	Total	Total	Total	Total				
NUMBER OF DWELLING UNITS										
Brisbane	1,249	177	263	440	62	41	—	103	543	1,792
Moreton	762	217	256	473	38	111	18	167	640	1,402
Wide Bay-Burnett	286	9	4	13	—	—	—	—	13	299
Darling Downs	111	4	8	12	4	—	—	4	16	127
South West	7	—	—	—	—	—	—	—	—	7
Fitzroy	106	6	—	6	—	—	—	—	6	112
Central West	2	—	—	—	—	—	—	—	—	2
Mackay	98	4	32	36	4	—	—	4	40	138
Northern	142	26	9	35	20	—	—	20	55	197
Far North	248	30	—	30	15	18	—	33	63	311
North West	4	2	—	2	4	—	—	4	6	10
Queensland	3,015	475	572	1,047	147	170	18	335	1,382	4,397
VALUE (\$'000)										
Brisbane	115,278	12,894	15,733	28,627	4,198	2,760	—	6,958	35,585	150,862
Moreton	73,168	12,003	18,219	30,223	2,178	7,152	1,790	11,120	41,343	114,511
Wide Bay-Burnett	23,377	478	280	758	—	—	—	—	758	24,135
Darling Downs	9,032	155	420	575	300	—	—	300	875	9,906
South West	624	—	—	—	—	—	—	—	—	624
Fitzroy	9,536	359	—	359	—	—	—	—	359	9,895
Central West	138	—	—	—	—	—	—	—	—	138
Mackay	9,837	315	1,480	1,795	295	—	—	295	2,090	11,927
Northern	13,446	1,853	900	2,753	1,280	—	—	1,280	4,033	17,480
Far North	24,477	2,017	—	2,017	908	1,815	—	2,723	4,741	29,217
North West	440	120	—	120	168	—	—	168	288	728
Queensland	279,353	30,195	37,032	67,227	9,327	11,727	1,790	22,844	90,071	369,424

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

Period	Double brick (a) (b)	Brick veneer (a)	Timber	Fibre cement	Other	Total
1991-92	1,659	24,255	2,641	1,865	610	31,030
1992-93	1,927	26,621	3,321	1,517	495	33,881
1993-94	2,156	28,884	3,163	1,540	854	36,591
1993-94						
July-November	566	12,931	1,559	595	351	16,001
1994-95						
July-November	1,023	12,363	1,366	647	314	15,713
1993—						
September	66	2,799	316	108	89	3,377
October	153	2,606	314	107	81	3,261
November	163	2,367	312	146	59	3,047
December	223	2,136	226	121	74	2,780
1994—						
January	212	1,936	180	119	73	2,520
February	155	2,013	198	139	68	2,567
March	167	2,694	264	152	87	3,365
April	316	1,966	220	120	33	2,655
May	310	2,804	263	145	88	3,610
June	207	2,404	253	149	80	3,093
July	102	2,403	244	150	83	2,982
August	161	2,726	292	139	92	3,410
September	243	2,620	331	122	59	3,375
October	224	2,278	256	134	39	2,931
November	293	2,336	243	102	41	3,015

(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 1994

Statistical division and statistical district	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
STATISTICAL DIVISION									
Brisbane	1,249	115,278	543	35,585	1,792	150,862	13,882	52,365	217,109
Moreton	762	73,168	640	41,343	1,402	114,511	3,605	29,216	147,333
Wide Bay-Burnett	286	23,377	13	758	299	24,135	1,366	10,225	35,727
Darling Downs	111	9,032	16	875	127	9,906	1,583	10,709	22,199
South West	7	624	—	—	7	624	133	149	906
Fitzroy	106	9,536	6	359	112	9,895	930	7,092	17,918
Central West	2	138	—	—	2	138	—	468	606
Mackay	98	9,837	40	2,090	138	11,927	763	7,040	19,730
Northern	142	13,446	55	4,033	197	17,480	1,060	9,497	28,037
Far North	248	24,477	63	4,741	311	29,217	1,736	20,792	51,745
North West	4	440	6	288	10	728	95	1,193	2,016
Queensland	3,015	279,353	1,382	90,071	4,397	369,424	25,154	148,747	543,325
STATISTICAL DISTRICT									
Gold Coast-Tweed (a)	319	32,358	359	22,730	678	55,088	1,552	21,322	77,962
Sunshine Coast	234	23,010	269	17,971	503	40,981	1,130	4,334	46,445
Bundaberg (b)	78	6,508	9	588	87	7,096	274	4,722	12,092
Gladstone	31	2,734	6	359	37	3,094	176	1,416	4,679
Rockhampton	34	2,783	—	—	34	2,783	274	3,175	6,232
Mackay	50	4,761	8	610	58	5,371	455	4,375	10,200
Townsville (b)	99	10,074	51	3,758	150	13,832	529	8,591	22,953
Caïms	151	15,690	28	2,480	179	18,171	898	13,264	32,333

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

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (a)									
Albert (S)	313	28,996	282	17,234	595	46,230	790	7,843	54,862
Beaudesert (S)	71	6,891	—	—	71	6,891	530	450	7,871
Boonah (S)	3	264	—	—	3	264	—	—	264
Brisbane (C)	529	52,313	251	17,850	780	70,163	9,044	42,889	122,096
Caboolture (S)	149	12,019	30	1,618	179	13,637	693	1,013	15,342
Caloundra (C)	92	8,610	136	7,294	228	15,904	547	2,379	18,829
Esk (S)	12	938	—	—	12	938	16	60	1,014
Gatton (S)	11	1,033	2	148	13	1,181	78	255	1,515
Gold Coast (C)	86	9,394	99	7,005	185	16,399	780	14,150	31,329
Ipswich (C)	20	1,801	12	605	32	2,406	395	602	3,403
Kilcoy (S)	—	—	—	—	—	—	—	—	—
Laidley (S)	41	2,915	—	—	41	2,915	54	1,200	4,168
Logan (C)	174	13,929	110	5,474	284	19,403	1,119	2,269	22,791
Maroochy (S)	165	16,063	106	6,542	271	22,604	135	2,900	25,640
Moreton (S)	57	4,895	22	2,000	79	6,895	537	690	8,123
Noosa (S)	67	5,746	37	4,630	104	10,376	811	280	11,467
Pine Rivers (S)	95	9,445	16	720	111	10,165	910	1,358	12,433
Redcliffe (C)	11	852	15	708	26	1,560	284	719	2,563
Redland (S)	115	12,342	65	5,100	180	17,442	764	2,525	20,731
Brisbane and Moreton (SDs)	2,011	188,446	1,183	76,928	3,194	265,374	17,487	81,581	364,442
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	41	3,602	—	—	41	3,602	230	3,910	7,742
Burnett (S)	68	5,819	9	588	77	6,407	68	867	7,341
Cooloolah (S)	32	2,140	—	—	32	2,140	162	989	3,291
Gayndah (S)	—	—	—	—	—	—	—	—	—
Hervey Bay (C)	81	6,875	—	—	81	6,875	247	2,503	9,625
Isis (S)	10	785	—	—	10	785	147	—	931
Kingaroy (S)	5	359	—	—	5	359	19	—	378
Kolan (S)	—	—	—	—	—	—	—	180	180
Maryborough (C)	20	1,884	—	—	20	1,884	125	1,075	3,084
Miriam Vale (S)	5	300	2	55	7	355	179	—	533
Mundubbera (S)	—	—	—	—	—	—	28	—	28
Nanango (S)	6	367	—	—	6	367	89	—	457
Tiaro (S)	14	937	—	—	14	937	60	—	997
Other areas	4	311	2	115	6	426	12	701	1,139
Wide Bay-Burnett (SD)	286	23,377	13	758	299	24,135	1,366	10,225	35,727

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	7	632	—	—	7	632	17	—	648
Chinchilla (S)	4	259	2	105	6	364	28	195	586
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	15	1,349	—	—	15	1,349	24	—	1,373
Dalby (T)	2	170	—	—	2	170	11	200	381
Goondiwindi (T)	6	687	—	—	6	687	19	145	851
Jondaryan (S)	4	333	—	—	4	333	41	—	374
Millmerran (S)	—	—	—	—	—	—	—	97	97
Pittsworth (S)	4	237	—	—	4	237	—	95	332
Rosalie (S)	4	274	—	—	4	274	124	—	398
Stanthorpe (S)	3	223	—	—	3	223	59	593	876
Tara (S)	3	217	—	—	3	217	—	—	217
Toowoomba (C)	38	3,057	8	420	46	3,477	959	9,154	13,590
Wambo (S)	5	362	—	—	5	362	34	230	626
Warwick (S)	16	1,233	6	350	22	1,583	269	—	1,852
Other areas	—	—	—	—	—	—	—	—	—
Darling Downs (SD)	111	9,032	16	875	127	9,906	1,583	10,709	22,199
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	1	114	—	—	1	114	20	—	134
Roma (T)	2	197	—	—	2	197	63	149	410
Other areas	4	312	—	—	4	312	50	—	363
South West (SD)	7	624	—	—	7	624	133	149	906
FITZROY STATISTICAL DIVISION									
Banana (S)	3	363	—	—	3	363	207	—	570
Calliope (S)	16	1,381	—	—	16	1,381	75	290	1,747
Duarina (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	12	1,406	—	—	12	1,406	—	995	2,401
Fitzroy (S)	13	996	—	—	13	996	127	130	1,253
Gladstone (C)	18	1,558	6	359	24	1,917	111	1,120	3,147
Livingstone (S)	17	1,494	—	—	17	1,494	159	1,383	3,036
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	25	2,117	—	—	25	2,117	251	3,175	5,543
Other areas	2	221	—	—	2	221	—	—	221
Fitzroy (SD)	106	9,536	6	359	112	9,895	930	7,092	17,918
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	—	468	468
Other areas	2	138	—	—	2	138	—	—	138
Central West (SD)	2	138	—	—	2	138	—	468	606

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	—	—	—	—	—	—	—	1,717	1,717
Broadsound (S)	—	—	—	—	—	—	—	—	—
Mackay (C)	64	6,388	8	610	72	6,998	555	4,561	12,114
Sarina (S)	14	1,319	—	—	14	1,319	78	240	1,637
Whitsunday (S)	19	2,015	32	1,480	51	3,495	57	522	4,074
Other areas	1	115	—	—	1	115	73	—	188
Mackay (SD)	98	9,837	40	2,090	138	11,927	763	7,040	19,730
NORTHERN STATISTICAL DIVISION									
Bowen (S)	5	409	—	—	5	409	154	66	630
Burdekin (S)	12	1,029	2	149	14	1,178	139	—	1,317
Charters Towers (C)	3	222	—	—	3	222	20	840	1,082
Dalrymple (S)	2	115	—	—	2	115	38	—	153
Hinchinbrook (S)	8	603	2	127	10	730	15	—	745
Thuringowa (C)	77	6,862	—	—	77	6,862	269	412	7,543
Townsville (C)	35	4,206	51	3,758	86	7,964	425	8,179	16,568
Northern (SD)	142	13,446	55	4,033	197	17,480	1,060	9,497	28,037
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	10	807	4	271	14	1,078	35	322	1,435
Cairns (C)	11	1,849	22	1,730	33	3,579	404	6,437	10,420
Cardwell (S)	12	1,132	8	467	20	1,600	14	285	1,899
Cook (S) (including Weipa)	4	354	—	—	4	354	50	—	404
Douglas (S)	13	1,575	9	468	22	2,043	34	1,484	3,560
Eacham (S)	—	—	—	—	—	—	—	—	—
Johnstone (S)	38	3,212	6	385	44	3,597	400	300	4,297
Mareeba (S)	13	1,063	—	—	13	1,063	208	5,137	6,409
Mulgrave (S)	144	14,334	6	750	150	15,084	504	6,827	22,415
Torres (S)	—	—	8	669	8	669	75	—	744
Other areas	3	150	—	—	3	150	12	—	162
Far North (SD)	248	24,477	63	4,741	311	29,217	1,736	20,792	51,745
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	2	280	—	—	2	280	24	931	1,235
Mount Isa (C)	2	160	6	288	8	448	71	263	782
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	4	440	6	288	10	728	95	1,193	2,016
QUEENSLAND									
Queensland	3,015	279,353	1,382	90,071	4,397	369,424	25,154	148,747	543,325

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

EXPLANATORY NOTES

Introduction

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

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

Scope and coverage

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

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

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

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

EXPLANATORY NOTES — *continued*Definitions — *continued*

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

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

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

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

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

- one storey or
- two or more storeys.

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

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

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

Estimates at constant prices

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

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

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

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

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

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

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

Australian Standard Geographical Classification

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

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

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

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

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

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

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

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

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

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

Seasonal adjustment

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

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

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

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

Related publications

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

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

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

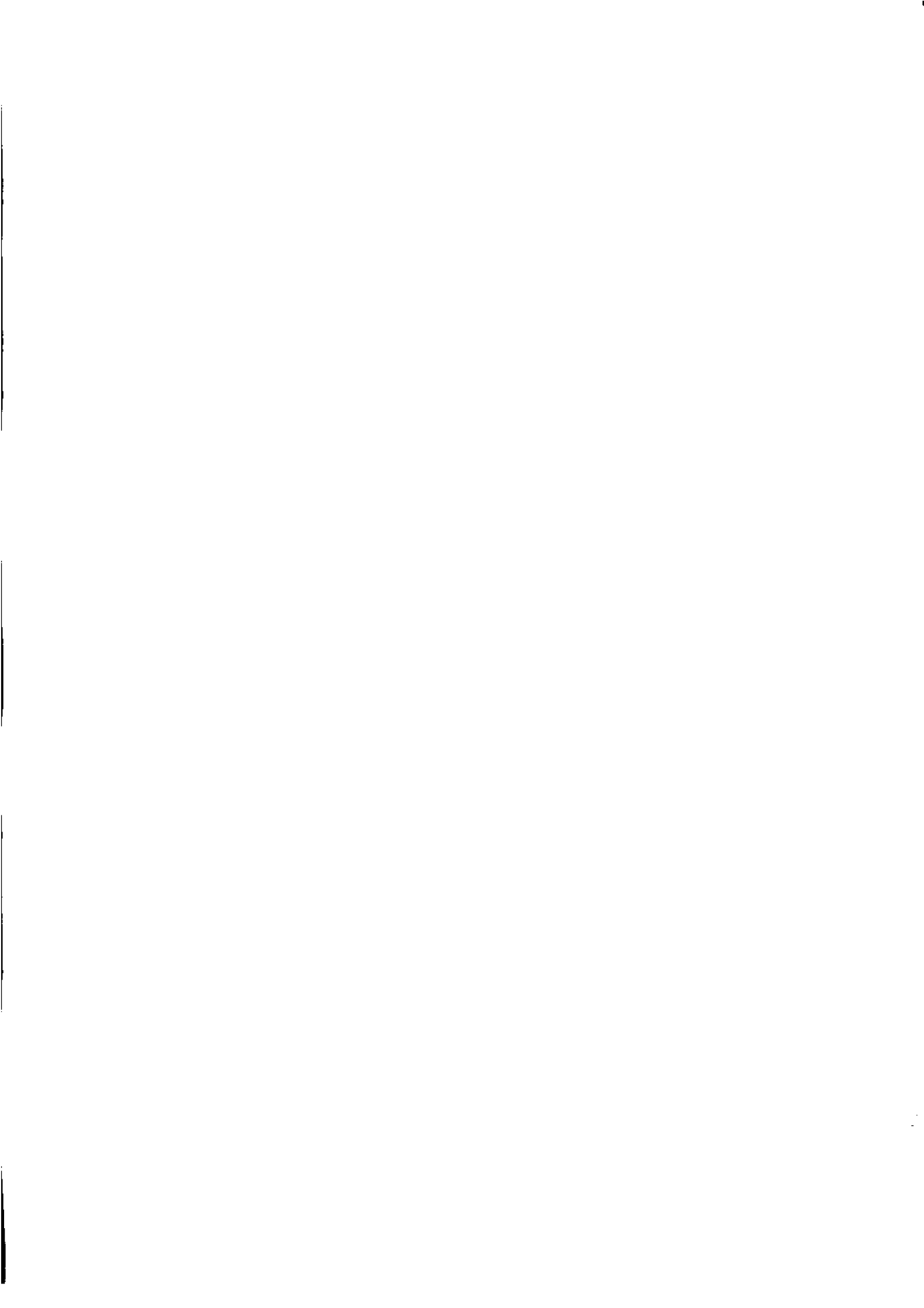
Unpublished statistics

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

Symbols and other usages

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

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



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