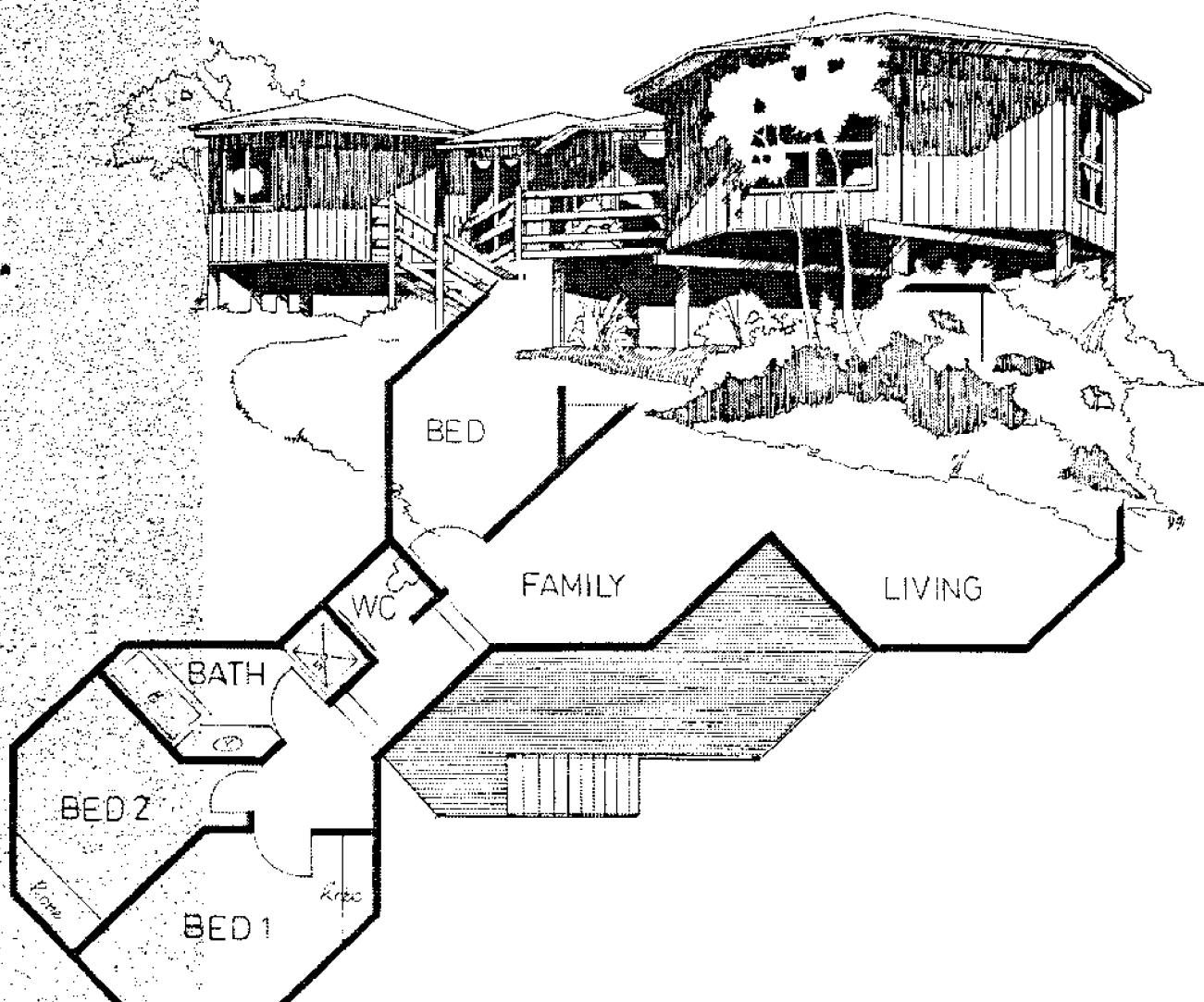




DECEMBER 1993

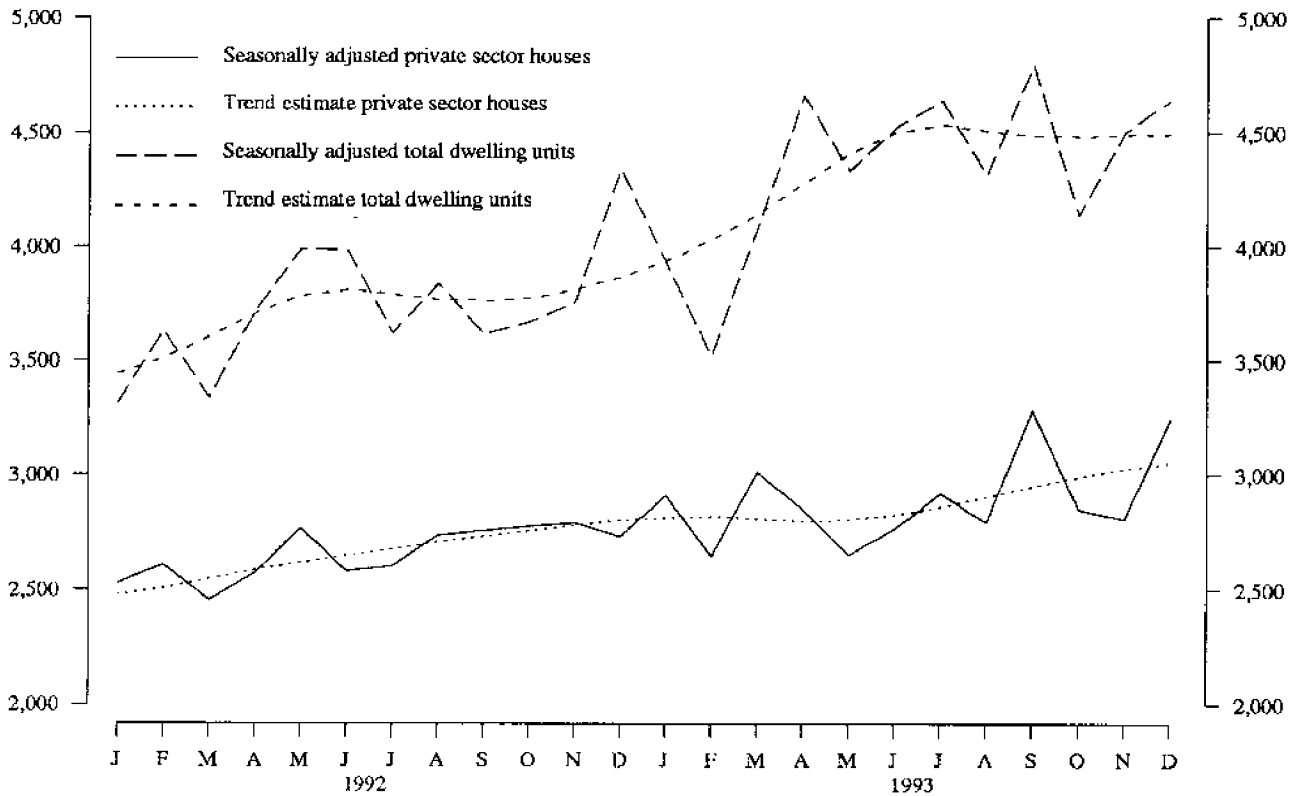
BUILDING APPROVALS
QUEENSLAND





BUILDING APPROVALS, QUEENSLAND, DECEMBER 1993

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



313 Adelaide Street
BRISBANE Q 4000
10 February 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- for further information about statistics in this publication and the availability of related unpublished statistics, contact Information Inquiries on Brisbane (07) 222 6351 (fax (07) 229 6042) or any ABS State office.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

- The trend estimate series for total dwelling units approved in Queensland has remained relatively steady since June 1993. In December 1993 the trend estimate was 4,497, up marginally over the revised November 1993 figure of 4,494. It would take a decrease of 4.4 per cent in the seasonally adjusted estimate for the trend estimate to remain steady in January 1994.
- The trend estimate for private sector houses approved in December 1993 was 1 per cent higher than in November 1993.
- In original figures, the number of dwelling units approved in December 1993 was 4,090, down 14.4 per cent from November 1993. There were 2,740 private sector houses approved in December 1993, down 8.9 per cent from November 1993.
- Seasonally adjusted, the number of dwelling units approved in December 1993 was 4,641, up 3.0 per cent from November 1993. There were 3,243 private sector houses approved in December 1993, up 15.5 per cent from November 1993.

Non-residential building

- The value of non-residential building approved during the 3 months ended December 1993 was down 9.2 per cent from the 3 months ended September 1993.

Total building

- The value of all building work approved in the 3 months ended December 1993 fell 6.3 per cent from the 3 months ended September 1993.

BUILDING APPROVALS

Period	<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>December—</i>				
1992	3,758	4,345	3,869	407.9
1993	4,090	4,641	4,497	664.6
<i>Three months ended—</i>				
December 1992	11,714	11,772	11,456	1,257.2
September 1993	14,196	13,755	13,533	1,770.7
December 1993	13,407	13,288	13,475	1,658.8

NOTES

This publication contains detailed results for December 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.

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 July to December 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 (January 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 January 1994, the trend estimate for that month would be 3,230, a movement of 2.4 per cent. The movements in the trend estimates for October, November and December 1993, which are currently estimated to be 1.4 per cent, 1.2 per cent and 0.8 per cent, respectively, would be revised to 2.2 per cent, 2.3 per cent and 2.5 per cent, respectively. On the other hand, a 6 per cent seasonally adjusted decline in the number of private sector houses approved in January 1994 would produce a trend estimate for January of 3,062, a movement of 0.6 per cent, with the movements in the trend estimates for October, November and December being revised to 1.3 per cent, 0.9 per cent and 0.8 per cent, respectively.

PRIVATE SECTOR HOUSES APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if January 1994 seasonally adjusted estimate			
			is up 6% on December 1993		is down 6% on December 1993	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1993—						
July	2,862	1.2	2,854	0.9	2,862	1.2
August	2,906	1.5	2,893	1.4	2,906	1.6
September	2,953	1.6	2,946	1.9	2,953	1.6
October	2,994	1.4	3,010	2.2	2,992	1.3
November	3,031	1.2	3,079	2.3	3,020	0.9
December	3,056	0.8	3,155	2.5	3,044	0.8
1994—						
January	n.y.a.	n.y.a.	3,230	2.4	3,062	0.6

TOTAL DWELLING UNITS APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if January 1994 seasonally adjusted estimate			
			is up 8% on December 1993		is down 8% on December 1993	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1993—						
July	4,536	0.7	4,531	0.6	4,544	0.9
August	4,510	-0.6	4,500	-0.7	4,524	-0.5
September	4,487	-0.5	4,480	-0.5	4,492	-0.7
October	4,484	-0.1	4,506	0.6	4,475	-0.4
November	4,494	0.2	4,562	1.2	4,458	-0.4
December	4,497	0.1	4,634	1.6	4,439	-0.4
1994—						
January	n.y.a.	n.y.a.	4,716	1.8	4,422	-0.4

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-December	7,006	139	7,145	2,730	119	2,849	9,736	258	9,994
1993-94									
July-December	7,439	174	7,613	3,459	225	3,684	10,898	399	11,297
1992—									
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
December	1,124	2	1,126	557	18	575	1,681	20	1,701
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-December	17,038	305	17,343	5,641	219	5,860	22,679	524	23,203
1993-94									
July-December	18,507	274	18,781	8,432	390	8,822	26,939	664	27,603
1992—									
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	3,164	32	3,196	1,357	124	1,481	4,521	156	4,677
August	3,094	26	3,120	1,444	86	1,530	4,538	112	4,650
September	3,329	48	3,377	1,407	85	1,492	4,736	133	4,869
October	3,171	90	3,261	1,252	24	1,276	4,423	114	4,537
November	3,009	38	3,047	1,682	51	1,733	4,691	89	4,780
December	2,740	40	2,780	1,290	20	1,310	4,030	60	4,090

(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 52 such dwelling units approved in December 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-December	630.2	10.4	640.6	176.9	7.3	184.2	807.2	17.7	824.8	61.2	249.2	308.5	1,117.5	1,194.6
1993-94 July-December	687.0	15.2	702.2	225.5	13.9	239.3	912.5	29.0	941.5	65.6	527.5	731.9	1,505.7	1,739.1
1992—														
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	224.9	241.9
August	109.3	1.2	110.5	43.5	4.0	47.5	152.8	5.2	158.0	10.7	91.1	93.3	254.6	262.0
September	136.2	3.4	139.6	45.1	1.3	46.5	181.3	4.8	186.1	12.2	202.2	205.9	395.8	404.2
October	116.0	7.5	123.5	33.6	0.5	34.1	149.6	8.0	157.6	10.0	32.5	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
December	102.2	0.3	102.5	37.2	1.4	38.6	139.5	1.7	141.2	11.7	85.2	262.7	236.4	415.6
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-December	1,454.3	23.3	1,477.5	371.5	12.9	384.4	1,825.7	36.2	1,861.9	110.5	411.6	537.8	2,347.8	2,510.3
1993-94 July-December	1,636.0	23.8	1,659.9	565.7	23.9	589.5	2,201.7	47.7	2,249.4	121.8	791.5	1,058.2	3,114.8	3,429.4
1992—														
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	689.5
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	276.2	2.5	278.7	91.8	7.3	99.1	368.0	9.8	377.8	19.5	115.9	144.2	503.2	541.6
August	273.9	2.2	276.0	92.4	5.7	98.1	366.3	7.9	374.2	21.5	137.3	150.0	525.1	545.8
September	299.9	4.2	304.0	91.5	4.8	96.3	391.3	9.0	400.3	22.6	248.0	260.4	661.9	683.3
October	280.0	8.0	288.0	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
December	242.3	3.6	246.0	89.5	1.5	91.0	331.9	5.1	337.0	18.7	124.3	308.8	474.9	664.6

(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
<i>1992—</i>								
October r	2,779	2,759	2,850	2,801	3,737	3,721	3,671	3,775
November r	2,793	2,784	2,831	2,832	3,675	3,723	3,756	3,812
December r	2,733	2,806	2,868	2,866	3,831	3,736	4,345	3,869
<i>1993—</i>								
January r	2,912	2,816	2,908	2,883	3,923	3,769	3,932	3,939
February r	2,647	2,820	2,722	2,893	3,326	3,839	3,523	4,034
March r	3,012	2,810	3,102	2,889	4,147	3,920	4,088	4,149
April r	2,852	2,801	2,913	2,882	4,199	4,012	4,660	4,281
May r	2,655	2,808	2,805	2,888	3,981	4,116	4,334	4,412
June r	2,767	2,828	2,792	2,903	4,234	4,210	4,523	4,505
July r	2,920	2,862	3,005	2,929	4,310	4,280	4,641	4,536
August r	2,794	2,906	2,838	2,962	4,054	4,325	4,316	4,510
September r	3,284	2,953	3,298	3,003	4,908	4,370	4,798	4,487
October r	2,851	2,994	2,951	3,039	4,126	4,415	4,143	4,484
November r	2,808	3,031	2,840	3,070	4,326	4,453	4,504	4,494
December r	3,243	3,056	3,263	3,095	4,614	4,474	4,641	4,497

(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
<i>1992—</i>									
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
<i>1993—</i>									
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	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-December		1993		
			1992-93	1993-94	October	November	December
PRIVATE SECTOR							
New houses	2,514.8	2,830.5	1,454.3	1,636.0	280.0	263.8	242.3
New other residential buildings	588.4	869.6	371.5	565.7	86.6	113.8	89.5
<i>Total new residential building</i>	<i>3,103.2</i>	<i>3,700.1</i>	<i>1,825.7</i>	<i>2,201.7</i>	<i>366.6</i>	<i>377.6</i>	<i>331.9</i>
Alterations and additions to residential buildings	205.1	212.7	110.5	121.6	19.9	19.5	18.7
Hotels, etc.	235.7	37.3	11.3	257.1	8.4	8.1	0.8
Shops	212.4	314.0	112.6	153.3	11.4	13.8	52.8
Factories	89.5	87.7	31.9	58.7	10.3	12.5	12.1
Offices	138.3	89.4	46.4	93.8	11.3	18.3	11.5
Other business premises	126.7	170.6	111.5	68.3	6.8	11.8	12.9
Educational	49.9	44.9	27.8	41.9	6.5	2.9	5.7
Religious	13.3	17.0	11.1	7.1	0.9	0.8	0.9
Health	64.9	49.9	17.8	36.5	2.9	10.0	11.0
Entertainment and recreational	80.2	48.8	16.1	34.3	4.5	7.5	10.4
Miscellaneous	68.2	82.1	25.0	40.7	9.7	7.7	6.3
<i>Total non-residential building</i>	<i>1,079.2</i>	<i>941.8</i>	<i>411.6</i>	<i>791.5</i>	<i>72.8</i>	<i>93.3</i>	<i>124.3</i>
Total	4,387.4	4,854.6	2,347.8	3,114.8	459.3	490.4	474.9
PUBLIC SECTOR							
New houses	62.3	57.8	23.3	23.8	8.0	3.3	3.6
New other residential buildings	80.2	71.6	12.9	23.9	1.4	3.2	1.5
<i>Total new residential building</i>	<i>142.5</i>	<i>129.4</i>	<i>36.2</i>	<i>47.7</i>	<i>9.4</i>	<i>6.4</i>	<i>5.1</i>
Alterations and additions to residential buildings	0.7	0.2	—	0.2	—	—	—
Hotels, etc.	0.6	—	—	2.3	0.3	—	2.0
Shops	1.9	1.6	1.0	1.6	—	—	0.1
Factories	4.9	5.7	2.9	1.9	—	0.2	0.5
Offices	83.0	102.5	17.7	18.7	6.9	0.1	5.6
Other business premises	30.7	31.1	23.3	174.8	1.3	0.1	170.0
Educational	139.5	115.6	55.1	54.4	5.2	7.9	3.4
Religious	—	—	—	—	—	—	—
Health	40.3	12.6	12.1	1.1	—	0.4	0.3
Entertainment and recreational	6.4	153.4	5.3	5.6	0.5	2.8	1.5
Miscellaneous	144.2	19.7	8.8	6.5	2.4	0.7	1.1
<i>Total non-residential building</i>	<i>451.5</i>	<i>442.2</i>	<i>126.2</i>	<i>266.6</i>	<i>16.5</i>	<i>12.1</i>	<i>184.5</i>
Total	594.7	571.8	162.4	314.5	26.0	18.6	189.7
TOTAL							
New houses	2,577.0	2,888.3	1,477.5	1,659.9	288.0	267.1	246.0
New other residential buildings	668.6	941.2	384.4	589.5	88.0	117.0	91.0
<i>Total new residential building</i>	<i>3,245.7</i>	<i>3,829.6</i>	<i>1,861.9</i>	<i>2,249.4</i>	<i>376.0</i>	<i>384.0</i>	<i>337.0</i>
Alterations and additions to residential buildings	205.8	212.9	110.5	121.8	20.0	19.5	18.7
Hotels, etc.	236.3	37.3	11.3	259.3	8.6	8.1	2.8
Shops	214.3	315.6	113.7	154.9	11.4	13.8	52.9
Factories	94.4	93.4	34.8	60.6	10.3	12.7	12.6
Offices	221.4	191.9	64.1	112.5	18.2	18.4	17.1
Other business premises	157.4	201.7	134.8	243.0	8.1	11.8	182.9
Educational	189.4	160.5	82.9	96.2	11.7	10.7	9.1
Religious	13.3	17.0	11.1	7.1	0.9	0.8	0.9
Health	105.2	62.4	29.9	37.6	2.9	10.4	11.3
Entertainment and recreational	86.6	202.2	21.4	39.8	5.0	10.3	11.9
Miscellaneous	212.4	101.9	33.8	47.1	12.1	8.4	7.4
<i>Total non-residential building</i>	<i>1,530.7</i>	<i>1,383.9</i>	<i>537.8</i>	<i>1,058.2</i>	<i>89.3</i>	<i>105.5</i>	<i>308.8</i>
Total	4,982.1	5,426.3	2,510.3	3,429.4	485.3	508.9	664.6

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 — 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
December	6	0.6	1	0.2	—	—	1	2.0	—	—	8	2.8
SHOPS												
1993 — 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
December	55	4.9	15	4.7	3	1.9	4	6.5	1	35.0	78	52.9
FACTORIES												
1993 — 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
December	9	1.0	15	4.9	5	3.5	2	3.2	—	—	31	12.6
OFFICES												
1993 — 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
December	26	2.6	6	1.6	6	3.4	4	9.5	—	—	42	17.1
OTHER BUSINESS PREMISES												
1993 — 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
December	27	2.3	7	1.8	5	3.0	2	5.8	1	170.0	42	182.9
EDUCATIONAL												
1993 — 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
December	16	1.3	3	0.8	3	1.9	3	5.1	—	—	25	9.1
RELIGIOUS												
1993 — October	1	0.2	3	0.8	—	—	—	—	—	—	4	0.9
November	2	0.3	2	0.5	—	—	—	—	—	—	4	0.8
December	2	0.1	3	0.8	—	—	—	—	—	—	5	0.9
HEALTH												
1993 — 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
December	7	0.7	3	0.8	—	—	2	4.7	1	5.0	13	11.3
ENTERTAINMENT AND RECREATIONAL												
1993 — 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
December	4	0.5	6	1.4	5	3.3	4	6.7	—	—	19	11.9
MISCELLANEOUS												
1993 — 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
December	11	1.0	14	4.3	3	2.1	—	—	—	—	28	7.4
TOTAL NON-RESIDENTIAL BUILDING												
1993 — 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
December	163	15.0	73	21.2	30	19.1	22	43.4	3	210.0	291	308.8

TABLE 7 — NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION, QUEENSLAND, DECEMBER 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)	1,126	92	240	332	139	60	44	243	575	1,701
Moreton(a)	612	87	176	263	6	48	27	81	344	956
Wide Bay-Burnett	287	30	—	30	6	18	20	44	74	361
Darling Downs	118	—	4	4	10	—	—	10	14	132
South West	9	—	—	—	—	—	—	—	—	9
Fitzroy	121	9	—	9	4	—	—	4	13	134
Central West	2	—	—	—	—	—	—	—	—	2
Mackay	86	3	10	13	—	—	—	—	13	99
Northern	176	13	20	33	—	17	—	17	50	226
Far North	231	24	26	50	55	84	32	171	221	452
North West	—	—	—	—	—	—	—	—	—	—
Queensland	2,768	258	476	734	220	227	123	570	1,304	4,072
VALUE (\$'000)										
Brisbane(a)	102,540	4,873	17,728	22,601	7,896	4,639	3,500	16,035	38,636	141,176
Moreton(a)	55,905	4,080	11,183	15,263	460	3,830	2,400	6,690	21,953	77,858
Wide Bay-Burnett	21,848	2,022	—	2,022	250	1,600	1,400	3,250	5,272	27,119
Darling Downs	9,836	—	330	330	608	—	—	608	938	10,774
South West	722	—	—	—	—	—	—	—	—	722
Fitzroy	10,878	578	—	578	216	—	—	216	794	11,672
Central West	72	—	—	—	—	—	—	—	—	72
Mackay	7,762	200	700	900	—	—	—	—	900	8,662
Northern	15,609	1,155	1,900	3,055	—	2,845	—	2,845	5,900	21,509
Far North	19,704	1,460	2,235	3,695	3,131	6,850	2,500	12,481	16,176	35,880
North West	—	—	—	—	—	—	—	—	—	—
Queensland	244,875	14,367	34,077	48,444	12,561	19,764	9,800	42,125	90,569	335,444

(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-December	863	13,615	1,735	837	293	17,343
1993-94						
July-December	789	15,067	1,785	716	425	18,781
1992—						
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
December	223	2,136	226	121	74	2,780

(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, DECEMBER 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)	1,126	102,540	575	38,636	1,701	141,176	11,710	262,690	415,577
Moreton(a)	612	55,905	344	21,953	956	77,858	1,921	18,499	98,279
Wide Bay-Burnett	287	21,848	74	5,272	361	27,119	758	3,301	31,178
Darling Downs	118	9,836	14	938	132	10,774	1,080	6,680	18,534
South West	9	722	—	—	9	722	—	140	862
Fitzroy	121	10,878	13	794	134	11,672	424	2,654	14,750
Central West	2	72	—	—	2	72	—	60	132
Mackay	86	7,762	13	900	99	8,662	391	3,182	12,235
Northern	176	15,609	50	5,900	226	21,509	1,140	4,588	27,236
Far North	231	19,704	221	16,176	452	35,880	1,059	5,621	42,560
North West	—	—	—	—	—	—	155	1,405	1,560
Queensland	2,768	244,875	1,304	90,569	4,072	335,444	18,638	308,820	662,902
STATISTICAL DISTRICT									
Gold Coast-Tweed (a)(b)	291	26,991	226	13,574	517	40,565	764	11,163	52,491
Sunshine Coast	141	13,518	116	8,260	257	21,778	114	3,271	25,163
Bundaberg(a)	46	3,951	26	1,799	72	5,750	251	570	6,571
Gladstone	37	3,334	—	—	37	3,334	114	828	4,276
Rockhampton	28	2,403	6	350	34	2,753	158	1,560	4,471
Mackay	61	5,714	13	900	74	6,614	132	2,574	9,320
Townsville	125	11,148	50	5,900	175	17,048	702	4,030	21,780
Cairns(a)	152	13,611	159	9,735	311	23,346	595	4,068	28,010

(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, DECEMBER 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)	253	22,457	161	10,177	414	32,634	532	8,366	41,532
Beaudesert (S)	68	5,776	2	120	70	5,896	582	1,608	8,085
Boonah (S)	6	580	—	—	6	580	40	—	620
Brisbane (C)	403	40,933	328	22,505	731	63,438	9,100	244,872	317,410
Caboolture (S)	194	15,498	46	2,356	240	17,854	442	2,307	20,603
Caloundra (C)	64	5,743	39	2,680	103	8,423	252	1,535	10,210
Esk (S)	8	558	—	—	8	558	20	300	878
Gatton (S)	9	679	—	—	9	679	36	601	1,315
Gold Coast (C)	78	8,152	65	3,397	143	11,549	244	5,377	17,169
Ipswich (C)	16	1,112	6	309	22	1,421	156	2,030	3,607
Kilcoy (S)	2	131	—	—	2	131	—	—	131
Laidley (S)	32	2,315	—	—	32	2,315	231	320	2,865
Logan (C)	140	10,908	55	2,916	195	13,824	671	3,872	18,367
Maroochy (S)	104	9,936	48	2,826	152	12,762	25	1,858	14,645
Moreton (S)	67	5,568	8	380	75	5,948	466	1,930	8,344
Noosa (S)	48	4,965	29	2,754	77	7,719	47	1,194	8,960
Pine Rivers (S)	108	10,302	37	3,400	145	13,702	617	3,570	17,889
Redcliffe (C)	9	880	7	426	16	1,306	—	100	1,406
Redland (S)	129	11,954	88	6,344	217	18,298	170	1,350	19,819
Brisbane and Moreton (SDs)	1,738	158,445	919	60,590	2,657	219,035	13,631	281,190	513,855
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	8	759	21	1,549	29	2,308	33	404	2,745
Gayndah (S)	1	100	—	—	1	100	—	—	100
Gooburrum (S)	10	865	6	250	16	1,115	94	60	1,269
Gympie (C)	1	70	—	—	1	70	—	—	70
Hervey Bay (C)	101	7,740	40	3,080	141	10,820	88	—	10,908
Isis (S)	13	878	—	—	13	878	27	743	1,648
Kingaroy (S)	14	1,425	—	—	14	1,425	—	413	1,837
Kolan (S)	4	172	—	—	4	172	—	—	172
Maryborough (C)	18	1,399	—	—	18	1,399	15	1,261	2,676
Miriam Vale (S)	6	431	—	—	6	431	—	—	431
Mundubbera (S)	2	170	—	—	2	170	—	—	170
Nanango (S)	10	510	—	—	10	510	41	62	613
Tiaro (S)	12	696	—	—	12	696	13	—	709
Widgee (S)	26	1,920	2	143	28	2,062	60	140	2,262
Woongarra (S)	41	3,399	5	250	46	3,649	219	167	4,034
Other areas	20	1,312	—	—	20	1,312	169	52	1,533
Wide Bay-Burnett (SD)	287	21,848	74	5,272	361	27,119	758	3,301	31,178

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, DECEMBER 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)	7	573	—	—	7	573	164	—	737
Chinchilla (S)	2	96	—	—	2	96	—	—	96
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	14	1,397	—	—	14	1,397	22	62	1,480
Dalby (T)	6	419	—	—	6	419	25	400	844
Giengallan (S)	5	373	—	—	5	373	20	—	392
Goondiwindi (T)	2	135	—	—	2	135	12	—	147
Jondaryan (S)	4	333	—	—	4	333	30	700	1,063
Millmerran (S)	—	—	—	—	—	—	11	—	11
Pittsworth (S)	—	—	—	—	—	—	—	—	—
Rosalie (S)	10	702	—	—	10	702	26	50	778
Rosenthal (S)	—	—	—	—	—	—	—	—	—
Stanthorpe (S)	7	388	—	—	7	388	45	119	552
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	43	3,773	11	750	54	4,523	593	5,004	10,120
Wambo (S)	—	—	—	—	—	—	—	—	—
Warwick (C)	17	1,577	3	188	20	1,765	113	345	2,223
Other areas	1	70	—	—	1	70	19	—	88
Darling Downs (SD)	118	9,836	14	938	132	10,774	1,080	6,680	18,534
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	1	50	—	—	1	50	—	—	50
Roma (T)	8	672	—	—	8	672	—	140	812
Other areas	—	—	—	—	—	—	—	—	—
South West (SD)	9	722	—	—	9	722	—	140	862
FITZROY STATISTICAL DIVISION									
Banana (S)	3	322	—	—	3	322	49	—	371
Calliope (S)	21	1,641	—	—	21	1,641	32	—	1,673
Duarina (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	23	2,262	5	334	28	2,596	36	100	2,732
Fitzroy (S)	11	894	—	—	11	894	18	—	912
Gladstone (C)	17	1,722	—	—	17	1,722	82	828	2,633
Livingstone (S)	25	2,166	2	110	27	2,276	67	166	2,509
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	21	1,870	6	350	27	2,220	140	1,560	3,921
Other areas	—	—	—	—	—	—	—	—	—
Fitzroy (SD)	121	10,878	13	794	134	11,672	424	2,654	14,750
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	2	72	—	—	2	72	—	60	132
Other areas	—	—	—	—	—	—	—	—	—
Central West (SD)	2	72	—	—	2	72	—	60	132

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, DECEMBER 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)	—	—	—	—	—	—	14	268	282
Broadsound (S)	—	—	—	—	—	—	—	—	—
Mackay (C)	2	168	3	200	5	368	25	2,574	2,967
Pioneer (S)	71	6,394	10	700	81	7,094	148	340	7,583
Sarina (S)	8	709	—	—	8	709	192	—	900
Whitsunday (S)	—	—	—	—	—	—	—	—	—
Other areas	5	491	—	—	5	491	11	—	503
Mackay (SD)	86	7,762	13	900	99	8,662	391	3,182	12,235
NORTHERN STATISTICAL DIVISION									
Bowen (S)	6	478	—	—	6	478	35	—	513
Burdekin (S)	8	655	—	—	8	655	108	275	1,038
Charters Towers (C)	7	563	—	—	7	563	—	50	613
Dalrymple (S)	2	191	—	—	2	191	—	—	191
Hinchinbrook (S)	7	702	—	—	7	702	140	113	955
Thuringowa (C)	102	8,598	—	—	102	8,598	419	238	9,255
Townsville (C)	44	4,422	50	5,900	94	10,322	438	3,912	14,672
Northern (SD)	176	15,609	50	5,900	226	21,509	1,140	4,588	27,236
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	15	1,182	6	298	21	1,480	85	670	2,234
Cairns (C)	17	2,019	85	4,545	102	6,563	106	1,410	8,078
Cardwell (S)	13	925	15	850	28	1,775	12	473	2,260
Cook (S) (including Weipa)	3	124	2	123	5	247	—	—	247
Douglas (S)	13	1,165	35	4,980	48	6,145	150	100	6,395
Eacham (S)	5	383	—	—	5	383	—	—	383
Johnstone (S)	16	1,102	—	—	16	1,102	165	310	1,577
Marceba (S)	12	1,069	4	190	16	1,259	53	—	1,311
Mulgrave (S)	137	11,736	74	5,191	211	16,927	490	2,659	20,075
Torres (S)	—	—	—	—	—	—	—	—	—
Other areas	—	—	—	—	—	—	—	—	—
Far North (SD)	231	19,704	221	16,176	452	35,880	1,059	5,621	42,560
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	1,405	1,405
Cloncurry (S)	—	—	—	—	—	—	—	—	—
Mount Isa (C)	—	—	—	—	—	—	155	—	155
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	—	—	—	—	—	—	155	1,405	1,560
QUEENSLAND									
Queensland	2,768	244,875	1,304	90,569	4,072	335,444	18,638	308,820	662,902

(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 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* (S227.0) 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.