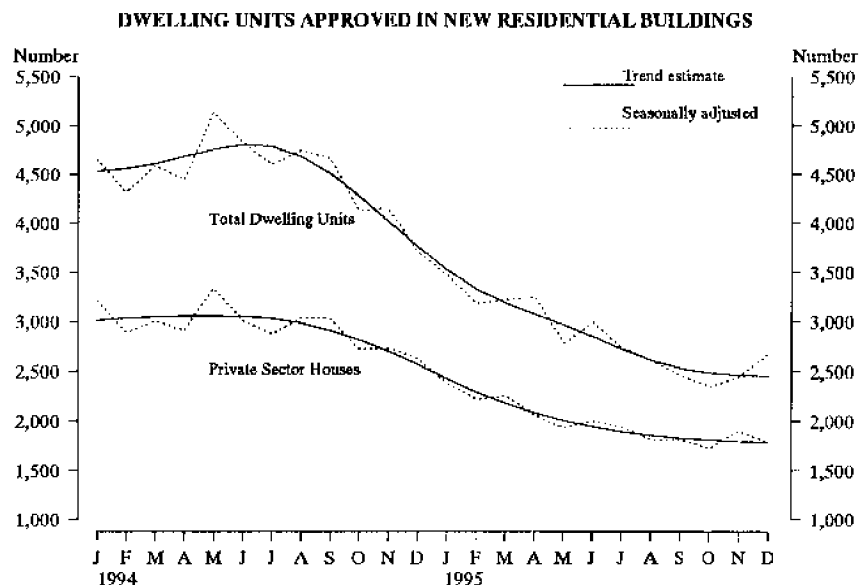


BUILDING APPROVALS, QUEENSLAND, DECEMBER 1995

MAIN FEATURES



Dwelling units

- The trend estimate for private sector house approvals was 1,785, the lowest figure recorded for eight years. As stated last month, a fall of greater than 2% was needed in the seasonally adjusted figure for the trend in this series to continue its downward direction. The seasonally adjusted figure actually dropped by 6.4% to 1,781 from 1,903 last month.
- The trend estimate for the total number of dwelling units approved was 2,454, which is 34.9% less than December 1994. Seasonally adjusted, the number of dwelling units approved increased by 9.3% to 2,673 from 2,446 in November.
- For the period July to December 1995, there was a decrease of 42.2% in the number of total dwellings approved for Queensland (15,435) when compared with the same period last year (26,717).

Value of residential building

- The value of new residential building approved was \$205.1 million, a decrease of 15.5% on last month (\$242.6 million).
- The value of alterations and additions approved was \$15 million.

Value of non-residential building

- The value of non-residential building work approved was \$142.8 million, a 36.8% fall on November 1995, but a 25.6% increase on December 1994.
- For the six months ended December 1995 there was a total of \$1,218.6 million of non-residential building work approved, a 39.4% increase on the same period last year (\$874.0 million).

Value of total building

- The value of total building approved was \$362.9 million, a drop of 26.2% from last month.
- For the six months ended December 1995 there was a total of \$2,780.9 million of building work approved, which was a 16.3% decrease from the same period last year (\$3,322.3 million).

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months July 1995 to December 1995.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 21 to 23 of the Explanatory Notes for more information.

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (January 1996) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 6% in January 1996, the trend estimate for that month would be 1,831, a movement of 0.7%. The movements in the trend estimates for October, November and December which are currently estimated to be -1.1%, -0.7% and -0.6% respectively, would be revised to -0.6%, -0.1% and 0.2%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in January 1996 would produce a trend estimate for January of 1,744, a movement of -0.9%, with the movements in the trend estimates for October, November and December being revised to -1.3%, -1.3% and -1.3% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1996 seasonally adjusted estimate			
			is up 6% on December 1995		is down 6% on December 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
July	1,897	-2.6	1,893	-2.8	1,897	-2.6
August	1,858	-2.1	1,852	-2.2	1,859	-2.0
September	1,830	-1.5	1,827	-1.3	1,831	-1.5
October	1,810	-1.1	1,816	-0.6	1,807	-1.3
November	1,796	-0.7	1,814	-0.1	1,783	-1.3
December	1,785	-0.6	1,818	0.2	1,761	-1.3
1996—						
January	n.y.a.	n.y.a.	1,831	0.7	1,744	-0.9

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1996 seasonally adjusted estimate			
			is up 7% on December 1995		is down 7% on December 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
July	2,723	-4.4	2,712	-4.8	2,719	-4.6
August	2,611	-4.1	2,593	-4.4	2,605	-4.2
September	2,531	-3.1	2,522	-2.7	2,528	-3.0
October	2,484	-1.9	2,506	-0.7	2,490	-1.5
November	2,465	-0.8	2,528	0.9	2,476	-0.6
December	2,454	-0.5	2,574	1.8	2,476	0.0
1996—						
January	n.y.a.	n.y.a.	2,647	2.8	2,500	1.0

TABLE 1 — NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION										
1992-93	13,770	286	14,056	5,973	653	6,626	48	19,791	939	20,730
1993-94	14,471	302	14,773	6,590	508	7,098	131	21,192	810	22,002
1994-95	12,385	208	12,593	5,777	543	6,320	78	18,240	751	18,991
1994-95 July-December	7,334	56	7,390	3,432	262	3,694	52	10,818	318	11,136
1995-96 July-December	4,910	62	4,972	1,469	70	1,539	84	6,463	132	6,595
1994—										
October	1,167	8	1,175	296	74	370	4	1,467	82	1,549
November	1,239	10	1,249	513	30	543	13	1,765	40	1,805
December	929	13	942	514	16	530	17	1,460	29	1,489
1995—										
January	801	13	814	216	32	248	2	1,019	45	1,064
February	745	13	758	390	46	436	2	1,137	59	1,196
March	1,062	45	1,107	297	76	373	8	1,367	121	1,488
April	691	10	701	532	27	559	1	1,224	37	1,261
May	868	24	892	284	47	331	3	1,155	71	1,226
June	884	47	931	626	53	679	10	1,520	100	1,620
July	936	7	943	145	4	149	74	1,155	11	1,166
August	890	3	893	283	6	289	3	1,176	9	1,185
September	774	9	783	338	7	345	—	1,112	16	1,128
October	850	21	871	131	26	157	1	982	47	1,029
November	848	7	855	329	8	337	1	1,178	15	1,193
December	612	15	627	243	19	262	5	860	34	894
QUEENSLAND										
1992-93	33,155	726	33,881	12,690	1,214	13,904	147	45,992	1,940	47,932
1993-94	35,979	612	36,591	17,193	1,143	18,336	265	53,427	1,765	55,192
1994-95	30,102	539	30,641	13,306	1,061	14,367	190	43,596	1,602	45,198
1994-95 July-December	17,875	128	18,003	8,173	421	8,594	120	26,168	549	26,717
1995-96 July-December	11,459	149	11,608	3,368	304	3,672	155	14,982	453	15,435
1994—										
October	2,917	14	2,931	1,123	127	1,250	11	4,051	141	4,192
November	2,987	28	3,015	1,342	40	1,382	24	4,353	68	4,421
December	2,262	28	2,290	872	44	916	19	3,153	72	3,225
1995—										
January	2,004	69	2,073	676	48	724	8	2,688	117	2,805
February	1,922	39	1,961	867	74	941	6	2,795	113	2,908
March	2,424	120	2,544	803	187	990	17	3,243	308	3,551
April	1,760	36	1,796	862	133	995	14	2,636	169	2,805
May	2,071	43	2,114	940	73	1,013	14	3,024	117	3,141
June	2,046	104	2,150	985	125	1,110	11	3,042	229	3,271
July	1,971	15	1,986	551	42	593	78	2,600	57	2,657
August	2,080	22	2,102	738	61	799	50	2,868	83	2,951
September	1,915	18	1,933	557	27	584	8	2,480	45	2,525
October	1,998	32	2,030	363	101	464	8	2,369	133	2,502
November	2,022	34	2,056	501	18	519	4	2,527	52	2,579
December	1,473	28	1,501	658	55	713	7	2,138	83	2,221

(a) Including Conversions, etc. See paragraphs 10 to 12 of the Explanatory Notes.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION														
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
1994-95	1,177.5	17.8	1,195.3	468.8	57.6	526.4	1,646.3	75.4	1,721.7	129.4	648.6	852.5	2,424.2	2,703.7
1994-95 July-December	687.0	5.0	692.0	269.3	39.0	308.2	956.3	43.9	1,000.2	71.9	360.6	451.7	1,388.7	1,523.8
1995-96 July-December	475.7	5.7	481.4	115.0	5.0	120.0	590.7	10.8	601.4	73.5	335.6	463.9	999.8	1,138.9
1994— 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
December	87.6	1.1	88.7	37.7	1.0	38.7	125.3	2.1	127.4	10.6	39.4	51.4	175.3	189.4
1995— January	77.2	1.0	78.3	14.3	2.2	16.6	91.6	3.3	94.9	8.3	27.0	32.1	126.9	135.2
February	73.5	1.3	74.8	44.4	3.2	47.6	117.9	4.5	122.4	8.7	41.9	82.1	168.5	213.2
March	98.3	3.8	102.1	19.1	5.1	24.2	117.4	8.9	126.3	9.8	46.6	62.0	173.8	198.1
April	66.9	0.9	67.8	70.6	1.6	72.2	137.6	2.5	140.0	8.7	15.4	32.5	161.6	181.2
May	86.1	2.0	88.1	18.6	2.8	21.4	104.7	4.8	109.4	10.9	69.2	91.2	184.7	211.5
June	88.4	3.9	92.3	32.5	3.7	36.2	120.9	7.6	128.5	11.2	88.0	101.0	220.1	240.7
July	88.2	0.5	88.7	8.3	0.4	8.6	96.5	0.9	97.3	18.8	51.6	64.9	166.9	181.0
August	85.8	0.3	86.1	21.6	0.3	21.9	107.4	0.6	108.0	12.4	67.5	77.1	187.3	197.4
September	75.2	0.8	76.0	28.5	0.6	29.0	103.7	1.4	105.0	11.1	46.0	50.6	160.8	166.8
October	83.4	1.9	85.3	9.2	2.0	11.3	92.7	3.9	96.6	12.7	73.2	91.7	178.6	201.0
November	82.9	0.8	83.7	29.1	0.5	29.6	112.0	1.3	113.3	10.7	46.5	118.8	169.3	242.8
December	60.2	1.4	61.6	18.3	1.2	19.6	78.5	2.7	81.2	7.8	50.8	60.8	137.0	149.7
QUEENSLAND														
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
1994-95	2,841.5	50.0	2,891.5	1,015.2	94.1	1,109.3	3,856.7	144.1	4,000.7	240.9	1,570.9	2,063.5	5,667.5	6,305.1
1994-95 July-December	1,655.5	11.3	1,666.8	601.1	49.2	650.4	2,256.6	60.5	2,317.1	131.2	657.4	874.0	3,045.0	3,322.3
1995-96 July-December	1,104.8	15.4	1,120.1	285.5	21.1	306.6	1,390.3	36.5	1,426.8	135.5	843.3	1,218.6	2,368.5	2,780.9
1994— 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
December	207.0	2.4	209.4	64.5	2.9	67.5	271.6	5.3	276.9	17.3	78.6	113.7	367.4	408.0
1995— January	190.4	5.9	196.2	50.2	3.3	53.5	240.6	9.1	249.7	14.7	107.3	133.4	362.6	397.9
February	185.1	5.0	190.1	80.3	5.0	85.4	265.4	10.0	275.4	16.8	96.5	140.8	378.5	433.0
March	229.3	11.0	240.3	55.9	12.9	68.8	285.2	23.9	309.1	19.7	157.8	181.5	462.7	510.3
April	171.0	3.4	174.4	92.0	9.2	101.3	263.0	12.6	275.7	16.8	43.8	78.7	323.1	371.1
May	205.8	3.7	209.5	71.1	4.7	75.8	276.8	8.4	285.3	22.0	194.5	256.8	493.2	564.1
June	204.5	9.7	214.2	64.5	9.7	74.2	269.0	19.4	288.4	19.7	313.6	398.3	602.4	706.4
July	188.7	1.2	189.9	39.3	2.8	42.1	228.0	4.0	232.0	28.2	120.8	147.9	377.1	408.1
August	199.5	2.7	202.2	67.2	4.3	71.5	266.7	7.0	273.7	22.5	162.2	290.8	451.4	587.1
September	185.1	1.7	186.8	55.9	1.9	57.7	240.9	3.6	244.5	23.0	179.9	222.8	443.8	490.3
October	190.6	3.4	194.1	27.5	7.2	34.7	218.1	10.7	228.8	23.9	156.1	188.2	397.8	440.9
November	195.6	3.6	199.2	42.3	1.1	43.4	237.9	4.7	242.6	22.9	130.0	226.1	390.4	491.6
December	145.3	2.7	147.9	53.4	3.8	57.2	198.7	6.4	205.1	15.0	94.3	142.8	308.0	362.9

TABLE 3—NUMBER OF DWELLING UNITS (a) APPROVED, SEASONALLY ADJUSTED AND TREND ESTIMATES (b), 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
1994—								
October	2,727	2,818	2,732	2,847	3,999	4,140	4,138	4,281
November	2,731	2,703	2,764	2,743	4,042	3,880	4,161	4,024
December	2,629	2,572	2,666	2,623	3,564	3,614	3,717	3,768
1995—								
January	2,385	2,427	2,480	2,484	3,241	3,367	3,477	3,529
February	2,219	2,292	2,277	2,354	3,120	3,172	3,187	3,334
March	2,255	2,180	2,339	2,243	3,063	3,035	3,224	3,190
April	2,066	2,088	2,075	2,148	2,985	2,937	3,253	3,076
May	1,936	2,010	2,000	2,063	2,724	2,848	2,784	2,968
June r	2,007	1,947	2,087	1,993	2,940	2,744	2,992	2,850
July r	1,943	1,897	1,975	1,938	2,645	2,625	2,740	2,723
August r	1,817	1,858	1,834	1,893	2,486	2,514	2,608	2,611
September r	1,814	1,830	1,842	1,861	2,380	2,428	2,465	2,531
October r	1,726	1,810	1,757	1,836	2,160	2,371	2,346	2,484
November r	1,903	1,796	1,939	1,818	2,428	2,342	2,446	2,465
December	1,781	1,785	1,792	1,804	2,490	2,324	2,673	2,454

(a) Including *Conversions, etc.* See paragraphs 10 to 12 of the Explanatory Notes. (b) See paragraphs 21 to 23 of the Explanatory Notes.

TABLE 4—VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a), 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							
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	1,377.3	4,294.5	205.5	1,360.8	1,777.3	5,747.7	6,277.4
1994-95	2,501.0	2,544.9	1,114.1	3,659.0	211.9	1,543.9	2,028.0	5,288.4	5,898.9
1994—									
June qtr	740.2	758.5	394.6	1,153.1	50.5	282.1	371.1	1,424.9	1,574.8
Sept. qtr	799.0	803.6	415.7	1,219.4	58.4	319.0	396.1	1,559.0	1,673.9
Dec. qtr	665.2	670.7	242.6	913.3	57.6	333.1	470.6	1,288.3	1,441.5
1995—									
Mar. qtr	529.6	548.7	207.2	755.9	44.8	354.4	446.8	1,117.7	1,247.5
June qtr	507.2	521.9	248.6	776.5	51.0	537.4	714.5	1,323.4	1,536.0
Sept. qtr	499.8	504.7	168.2	672.9	64.2	448.5	641.0	1,175.8	1,378.1

(a) See paragraphs 24 to 26 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up-to-date information on prices and commodity compositions becomes available.

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

Class of building	1993-94	1994-95	July-December		1995		
			1994-95	1995-96	October	November	December
PRIVATE SECTOR							
New houses	3,200.2	2,841.5	1,655.5	1,104.8	190.6	195.6	145.3
New other residential buildings	1,264.1	1,015.2	601.1	285.5	27.5	42.3	53.4
<i>Total new residential building</i>	<i>4,464.3</i>	<i>3,856.7</i>	<i>2,256.6</i>	<i>1,390.3</i>	<i>218.1</i>	<i>237.9</i>	<i>198.7</i>
Alterations and additions to residential buildings	228.1	240.0	131.0	134.9	23.6	22.6	15.0
Hotels, etc.	302.1	186.6	33.9	102.5	6.0	11.5	12.6
Shops	332.1	540.9	237.2	236.3	47.3	43.4	11.6
Factories	109.8	110.7	55.2	94.7	12.7	11.6	19.7
Offices	160.9	148.2	82.0	98.5	23.0	16.6	10.9
Other business premises	153.0	243.5	109.8	131.0	44.5	18.5	17.9
Educational	66.4	62.5	37.1	39.1	4.7	4.4	8.8
Religious	14.3	14.0	5.3	6.1	0.4	0.2	0.2
Health	59.7	53.7	32.3	29.4	1.2	4.2	6.8
Entertainment and recreational	78.1	151.1	38.5	51.4	4.9	17.1	3.4
Miscellaneous	72.0	59.6	26.2	54.2	11.5	2.4	2.5
<i>Total non-residential building</i>	<i>1,348.4</i>	<i>1,570.9</i>	<i>657.4</i>	<i>843.3</i>	<i>156.1</i>	<i>130.0</i>	<i>94.3</i>
Total	6,040.9	5,667.5	3,045.0	2,368.5	397.8	390.4	308.0
PUBLIC SECTOR							
New houses	53.3	50.0	11.3	15.4	3.4	3.6	2.7
New other residential buildings	73.4	94.1	49.2	21.1	7.2	1.1	3.8
<i>Total new residential building</i>	<i>126.7</i>	<i>144.1</i>	<i>60.5</i>	<i>36.5</i>	<i>10.7</i>	<i>4.7</i>	<i>6.4</i>
Alterations and additions to residential buildings	1.1	0.9	0.2	0.6	0.3	0.3	—
Hotels, etc.	2.3	1.7	—	0.1	—	—	—
Shops	3.3	20.9	5.9	1.7	—	0.4	—
Factories	4.2	6.5	1.2	4.9	0.5	2.6	0.1
Offices	34.8	57.0	20.6	10.2	—	1.9	2.2
Other business premises	186.5	37.1	12.7	66.4	3.6	5.2	34.0
Educational	97.8	218.9	142.3	104.7	18.4	29.4	6.6
Religious	—	—	—	0.3	—	—	—
Health	42.0	30.8	2.5	54.7	4.6	4.8	4.0
Entertainment and recreational	19.6	58.3	3.1	59.2	0.3	50.8	0.1
Miscellaneous	22.6	61.5	28.3	73.1	4.7	1.1	1.6
<i>Total non-residential building</i>	<i>413.1</i>	<i>492.6</i>	<i>216.6</i>	<i>375.3</i>	<i>32.1</i>	<i>96.1</i>	<i>48.5</i>
Total	540.9	637.6	277.3	412.4	43.1	101.1	54.9
TOTAL							
New houses	3,253.5	2,891.5	1,666.8	1,120.1	194.1	199.2	147.9
New other residential buildings	1,337.5	1,109.3	650.4	306.6	34.7	43.4	57.2
<i>Total new residential building</i>	<i>4,591.0</i>	<i>4,000.7</i>	<i>2,317.1</i>	<i>1,426.8</i>	<i>228.8</i>	<i>242.6</i>	<i>205.1</i>
Alterations and additions to residential buildings	229.2	240.9	131.2	135.5	23.9	22.9	15.0
Hotels, etc.	304.4	188.3	33.9	102.6	6.0	11.5	12.6
Shops	335.4	561.8	243.1	238.0	47.3	43.8	11.6
Factories	114.0	117.2	56.4	99.6	13.1	14.2	19.7
Offices	195.7	205.1	102.5	108.7	23.0	18.6	13.1
Other business premises	339.5	280.6	122.4	197.4	48.1	23.7	51.9
Educational	164.2	281.5	179.5	143.8	23.1	33.8	15.3
Religious	14.3	14.0	5.3	6.3	0.4	0.2	0.2
Health	101.7	84.5	34.7	84.2	5.8	9.0	10.8
Entertainment and recreational	97.7	209.4	41.6	110.6	5.2	67.9	3.5
Miscellaneous	94.6	121.1	54.5	127.4	16.2	3.5	4.2
<i>Total non-residential building</i>	<i>1,761.6</i>	<i>2,063.5</i>	<i>874.0</i>	<i>1,218.6</i>	<i>188.2</i>	<i>226.1</i>	<i>142.8</i>
Total	6,581.8	6,305.1	3,322.3	2,780.9	440.9	491.6	362.9

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1995 — October	4	0.3	6	1.7	2	1.2	2	2.8	—	—	14	6.0
November	—	—	4	1.2	2	1.5	2	8.7	—	—	8	11.5
December	3	0.4	2	0.8	2	1.2	1	4.0	1	6.2	9	12.6
SHOPS												
1995 — October	55	5.6	15	4.8	11	6.7	4	5.3	1	25.0	86	47.3
November	55	5.4	15	4.3	8	4.9	7	14.8	1	14.4	86	43.8
December	36	3.5	9	2.5	2	1.0	2	4.5	—	—	49	11.6
FACTORIES												
1995 — October	21	2.1	14	4.6	—	—	1	1.5	1	5.0	37	13.1
November	26	2.3	14	3.9	7	4.0	3	4.0	—	—	50	14.2
December	22	2.4	11	3.4	3	2.3	1	1.7	1	10.0	38	19.7
OFFICES												
1995 — October	20	2.0	20	6.8	4	2.5	2	6.7	1	5.0	47	23.0
November	28	3.0	15	5.2	5	3.0	4	7.4	—	—	52	18.6
December	20	2.2	9	2.9	3	1.9	5	6.2	—	—	37	13.1
OTHER BUSINESS PREMISES												
1995 — October	38	4.0	28	9.4	10	7.1	7	20.5	1	7.2	84	48.1
November	24	2.5	18	5.9	2	1.2	4	7.4	1	6.7	49	23.7
December	23	2.9	14	4.3	7	4.7	4	10.0	1	30.0	49	51.9
EDUCATIONAL												
1995 — October	11	1.5	7	2.3	5	3.5	2	2.6	2	13.1	27	23.1
November	20	2.3	14	4.0	4	3.0	4	10.5	1	14.0	43	33.8
December	28	3.5	6	1.6	4	2.8	3	7.4	—	—	41	15.3
RELIGIOUS												
1995 — October	1	0.2	1	0.3	—	—	—	—	—	—	2	0.4
November	2	0.2	—	—	—	—	—	—	—	—	2	0.2
December	2	0.2	—	—	—	—	—	—	—	—	2	0.2
HEALTH												
1995 — October	4	0.4	1	0.3	1	0.6	1	4.5	—	—	7	5.8
November	5	0.5	1	0.3	4	2.3	2	5.9	—	—	12	9.0
December	3	0.3	1	0.5	2	1.1	2	4.0	1	5.0	9	10.8
ENTERTAINMENT AND RECREATIONAL												
1995 — October	12	1.2	4	1.1	2	1.2	1	1.7	—	—	19	5.2
November	7	0.6	1	0.2	—	—	6	16.6	1	50.6	15	67.9
December	12	1.2	—	—	2	1.1	1	1.1	—	—	15	3.5
MISCELLANEOUS												
1995 — October	14	1.7	13	4.1	1	0.5	3	9.8	—	—	31	16.2
November	6	0.7	6	2.1	1	0.7	—	—	—	—	13	3.5
December	13	1.6	5	1.5	—	—	1	1.1	—	—	19	4.2
TOTAL NON-RESIDENTIAL BUILDING												
1995 — October	180	19.0	109	35.3	36	23.2	23	55.3	6	55.3	354	188.2
November	173	17.5	88	27.1	33	20.6	32	75.2	4	85.7	330	226.1
December	162	18.1	57	17.5	25	16.0	20	40.0	4	51.2	268	142.8

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, QUEENSLAND, DECEMBER 1995

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Brisbane	627	103	119	222	28	12	—	40	262	889
Moreton	370	67	60	127	12	12	114	138	265	635
Wide Bay-Burnett	129	—	—	—	—	—	—	—	—	129
Darling Downs	102	6	16	22	—	—	—	—	22	124
South West	4	—	—	—	—	—	—	—	—	4
Fitzroy	62	9	—	9	4	—	—	4	13	75
Central West	1	—	—	—	—	—	—	—	—	1
Mackay	39	4	—	4	—	—	—	—	4	43
Northern	58	4	8	12	—	—	—	—	12	70
Far North	103	22	35	57	—	76	—	76	133	236
North West	6	2	—	2	—	—	—	—	2	8
Queensland	1,581	217	238	455	44	100	114	258	713	2,214
VALUE (\$'000)										
Brisbane	61,620	6,161	10,131	16,292	2,530	757	—	3,287	19,579	81,199
Moreton	38,144	3,494	4,474	7,968	660	768	11,440	12,868	20,835	58,979
Wide Bay-Burnett	10,586	—	—	—	—	—	—	—	—	10,586
Darling Downs	9,677	464	850	1,314	—	—	—	—	1,314	10,991
South West	314	—	—	—	—	—	—	—	—	314
Fitzroy	6,085	615	—	615	110	—	—	110	725	6,810
Central West	251	—	—	—	—	—	—	—	—	251
Mackay	4,462	338	—	338	—	—	—	—	338	4,800
Northern	6,294	100	729	829	—	—	—	—	829	7,123
Far North	10,000	2,122	2,313	4,435	—	9,000	—	9,000	13,435	23,435
North West	510	120	—	120	—	—	—	—	120	630
Queensland	147,942	13,414	18,497	31,911	3,300	10,525	11,440	25,265	57,175	205,118

(a) Excluding Conversions, etc.

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

Period	Double brick (b) (c)	Brick veneer (b)	Timber	Fibre cement	Other	Total
1992-93	1,927	26,621	3,321	1,517	495	33,881
1993-94	2,156	28,884	3,163	1,540	848	36,591
1994-95	2,485	23,390	2,626	1,287	853	30,641
1994-95						
July-December	1,243	14,052	1,597	729	382	18,003
1995-96						
July-December	2,711	6,755	951	566	625	11,608
1994—						
October	224	2,278	256	134	39	2,931
November	293	2,336	243	102	41	3,015
December	220	1,689	231	82	68	2,290
1995—						
January	162	1,597	151	83	80	2,073
February	231	1,424	176	80	50	1,961
March	189	2,007	203	92	53	2,544
April	130	1,384	142	83	57	1,796
May	301	1,376	191	117	129	2,114
June	229	1,550	166	103	102	2,150
July	275	1,331	161	107	112	1,986
August	548	1,174	175	87	118	2,102
September	469	1,086	141	106	131	1,933
October	407	1,269	173	100	81	2,030
November	608	1,078	175	89	106	2,056
December	404	817	126	77	77	1,501

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

TABLE 9—TYPE OF BUILDING APPROVED IN STATISTICAL DIVISIONS AND STATISTICAL DISTRICTS, QUEENSLAND, DECEMBER 1995

Statistical division and statistical district	Dwelling units in new residential buildings (a)						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	627	61,620	262	19,579	889	81,199	7,757	60,788	149,744
Moreton	370	38,144	265	20,835	635	58,979	2,720	11,993	73,691
Wide Bay-Burnett	129	10,586	—	—	129	10,586	678	5,544	16,809
Darling Downs	102	9,677	22	1,314	124	10,991	827	9,325	21,143
South West	4	314	—	—	4	314	—	1,815	2,129
Fitzroy	62	6,085	13	725	75	6,810	638	2,235	9,682
Central West	1	251	—	—	1	251	28	—	279
Mackay	39	4,462	4	338	43	4,800	484	2,061	7,345
Northern	58	6,294	12	829	70	7,123	839	1,963	9,924
Far North	103	10,000	133	13,435	236	23,435	911	45,676	70,022
North West	6	510	2	120	8	630	127	1,395	2,152
Queensland	1,501	147,942	713	57,175	2,214	205,118	15,008	142,794	362,921
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	166	18,280	173	15,293	339	33,574	1,217	5,994	40,784
Sunshine Coast	109	11,284	78	4,783	187	16,067	1,065	3,267	20,399
Bundaberg (c)	34	3,248	—	—	34	3,248	164	2,874	6,286
Gladstone	19	1,858	1	155	20	2,013	130	88	2,231
Rockhampton	4	318	6	230	10	548	140	1,117	1,805
Mackay	17	2,171	4	338	21	2,509	242	984	3,736
Townsville (c)	12	1,469	8	729	20	2,198	460	1,090	3,749
Cairns	56	6,028	131	13,313	187	19,341	562	41,434	61,338

(a) Excluding *Conversions, etc.* (b) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales. (c) See paragraph 32 of the Explanatory Notes.

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), QUEENSLAND, DECEMBER 1995

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (c)									
Beaudesert (S)	45	4,770	8	519	53	5,289	347	206	5,842
Boonah (S)	1	40	—	—	1	40	—	—	40
Brisbane (C)	337	34,258	207	16,408	544	50,666	5,980	40,694	97,340
Caboolture (S)	87	7,482	9	671	96	8,153	173	6,168	14,494
Caloundra (C)	35	3,550	4	640	39	4,190	242	1,173	5,605
Esk (S)	3	147	—	—	3	147	—	—	147
Gatton (S)	5	424	—	—	5	424	35	544	1,003
Gold Coast (C)	166	18,280	173	15,293	339	33,574	1,217	5,994	40,784
Ipswich (C)	15	1,212	4	279	19	1,492	255	334	2,081
Kilcoy (S)	—	—	—	—	—	—	—	—	—
Laidley (S)	12	842	—	—	12	842	70	—	912
Logan (C)	28	2,148	—	—	28	2,148	340	784	3,272
Maroochy (S)	76	7,409	65	3,153	141	10,562	951	2,125	13,637
Noosa (S)	59	5,715	15	1,230	74	6,945	104	1,827	8,875
Pine Rivers (S)	58	6,884	—	—	58	6,884	52	1,143	8,079
Redcliffe (C)	5	415	—	—	5	415	56	300	771
Redland (S)	65	6,187	42	2,221	107	8,407	655	11,491	20,554
Brisbane and Moreton (SDs)	997	99,764	527	40,414	1,524	140,178	10,476	72,781	223,435
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	21	2,107	—	—	21	2,107	118	2,597	4,822
Burnett (S)	18	1,490	—	—	18	1,490	72	330	1,892
Cooloolta (S)	17	1,291	—	—	17	1,291	81	440	1,812
Gayndah (S)	1	75	—	—	1	75	—	—	75
Hervey Bay (C)	34	3,068	—	—	34	3,068	80	788	3,935
Isis (S)	—	—	—	—	—	—	15	—	15
Kingaroy (S)	5	321	—	—	5	321	38	327	686
Kolan (S)	2	215	—	—	2	215	—	50	265
Maryborough (C)	6	465	—	—	6	465	25	118	608
Miriam Vale (S)	4	255	—	—	4	255	51	192	498
Mundubbera (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	5	283	—	—	5	283	—	400	683
Tiaro (S)	9	449	—	—	9	449	—	—	449
Other areas	7	568	—	—	7	568	200	302	1,069
Wide Bay-Burnett (SD)	129	10,586	—	—	129	10,586	678	5,544	16,809

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), QUEENSLAND, DECEMBER 1995—continued

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	1	108	—	—	1	108	22	—	130
Chinchilla (S)	3	323	—	—	3	323	37	—	360
Clifton (S)	—	—	—	—	—	—	32	55	87
Crow's Nest (S)	10	1,094	—	—	10	1,094	35	—	1,129
Dalby (T)	—	—	—	—	—	—	—	—	—
Goondiwindi (T)	1	153	—	—	1	153	—	—	153
Jondaryan (S)	6	677	—	—	6	677	106	1,069	1,852
Millmerran (S)	3	234	—	—	3	234	—	—	234
Pittsworth (S)	—	—	—	—	—	—	—	—	—
Rosalie (S)	5	273	—	—	5	273	40	—	314
Stanthorpe (S)	4	425	2	64	6	489	105	—	594
Tara (S)	—	—	—	—	—	—	—	1,201	1,201
Toowoomba (C)	58	5,494	20	1,250	78	6,744	440	7,000	14,183
Wambo (S)	2	104	—	—	2	104	—	—	104
Warwick (S)	8	732	—	—	8	732	10	—	742
Other areas	1	60	—	—	1	60	—	—	60
Darling Downs (SD)	102	9,677	22	1,314	124	10,991	827	9,325	21,143
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	—	—	—	—	—	—	—	—	—
Roma (T)	—	—	—	—	—	—	—	—	—
Other areas	4	314	—	—	4	314	—	1,815	2,129
South West (SD)	4	314	—	—	4	314	—	1,815	2,129
FITZROY STATISTICAL DIVISION									
Banana (S)	2	258	—	—	2	258	48	100	406
Calliope (S)	10	1,007	1	155	11	1,162	67	470	1,699
Duarina (S)	1	64	—	—	1	64	—	—	64
Emerald (S)	5	677	—	—	5	677	43	190	910
Fitzroy (S)	3	288	—	—	3	288	—	—	288
Gladstone (C)	10	946	—	—	10	946	74	88	1,108
Livingstone (S)	25	2,216	6	340	31	2,556	214	270	3,040
Peak Downs (S)	—	—	—	—	—	—	52	—	52
Rockhampton (C)	3	219	6	230	9	449	140	1,117	1,706
Other areas	3	409	—	—	3	409	—	—	409
Fitzroy (SD)	62	6,085	13	725	75	6,810	638	2,235	9,682
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	28	—	28
Other areas	1	251	—	—	1	251	—	—	251
Central West (SD)	1	251	—	—	1	251	28	—	279

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), QUEENSLAND, DECEMBER 1995—continued

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	1	270	—	—	1	270	51	—	321
Broadsound (S)	1	190	—	—	1	190	—	—	190
Mackay (C)	24	2,911	4	338	28	3,249	358	1,589	5,196
Sarina (S)	6	524	—	—	6	524	—	120	644
Whitsunday (S)	5	440	—	—	5	440	63	165	668
Other areas	2	127	—	—	2	127	13	187	327
Mackay (SD)	39	4,462	4	338	43	4,800	484	2,061	7,345
NORTHERN STATISTICAL DIVISION									
Bowen (S)	1	112	—	—	1	112	40	352	504
Burdekin (S)	3	560	4	100	7	660	43	75	778
Charters Towers (C)	3	147	—	—	3	147	—	106	253
Dalrymple (S)	1	100	—	—	1	100	13	—	113
Hinchinbrook (S)	7	556	—	—	7	556	—	—	556
Thuringowa (C)	31	3,351	—	—	31	3,351	282	340	3,973
Townsville (C)	12	1,469	8	729	20	2,198	460	1,090	3,749
Northern (SD)	58	6,294	12	829	70	7,123	839	1,963	9,924
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	7	650	—	—	7	650	110	—	761
Cairns (C)	56	6,028	131	13,313	187	19,341	562	41,434	61,338
Cardwell (S)	10	1,007	—	—	10	1,007	44	340	1,390
Cook (S) (including Weipa)	4	386	—	—	4	386	11	—	397
Douglas (S)	5	405	2	122	7	527	30	919	1,476
Eacham (S)	1	114	—	—	1	114	29	—	143
Johnstone (S)	5	373	—	—	5	373	55	2,783	3,211
Mareeba (S)	12	834	—	—	12	834	50	200	1,084
Torres (S)	—	—	—	—	—	—	—	—	—
Other areas	3	202	—	—	3	202	20	—	222
Far North (SD)	103	10,000	133	13,435	236	23,435	911	45,676	70,022
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	3	318	—	—	3	318	11	786	1,115
Mount Isa (C)	2	143	2	120	4	263	116	609	988
Other areas	1	49	—	—	1	49	—	—	49
North West (SD)	6	510	2	120	8	630	127	1,395	2,152
QUEENSLAND									
Queensland	1,501	147,942	713	57,175	2,214	205,118	15,008	142,794	362,921

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

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities; and
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (*e.g.* buildings on remote mine sites).

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

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

Building classification

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

15. *Functional classification of buildings:* building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a de-

tached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings *e.g.* a student accommodation building on a university campus would be classified to Educational.

Seasonal adjustment

16. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

17. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

18. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

19. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

Trend estimates

21. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

22. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

23. While the smoothing technique described in paragraphs 21 and 22 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

Estimates at constant prices

24. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 4. (Note: monthly value data at constant prices are not available.)

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

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

Australian Standard Geographical Classification

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.5* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

28. 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.

29. *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).

30. *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.

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

32. From July 1995 the statistics reflect the changes made to the ASGC spatial units. A new City of Gold Coast, comprising the combined areas of the former Shire of Albert and the former City of Gold Coast, and including/excluding small parts of the Shire of Beaudesert has been created. A new City of Cairns, comprising the combined areas of the former City of Cairns, the former Mulgrave Shire, a small part of Douglas Shire, and small parts of Mareeba Shire has been created. Further details are:

- (a) The existing SLA's of Berrinba and Karawatha are being amalgamated to form the new SLA of Berrinba-Karawatha.
- (b) The existing SLA of Albert (S) Bal in BSD is being split and abolished, the major part forming the new SLA of Gold Coast (C) Bal in BSD and a very small part becoming part of the existing SLA of Beaudesert (S) Bal in BSD.
- (c) Part of the existing SLA of Beaudesert (S) Bal in BSD is being transferred to the new SLA of Gold Coast (S) Bal in BSD.

- (d) Part of the existing SLA of Beaudesert (S) – Pt B is being transferred to the new SLA of Gold Coast (S) – Pt B Bal. The existing SLA of Beaudesert (S) – Pt B is to also include parts of the existing SLA of Albert (S) – Pt B Bal.
- (e) The remaining portion of the existing SLA of Albert (S) – Pt B Bal has been renamed Gold Coast (C) – Pt B Bal.
- (f) The existing SLA's of Cairns (C) and Mulgrave (S) – Pt A are being amalgamated to form the new SLA of Cairns (C) – Pt A. The new SLA will also include parts of the existing SLA's of Douglas (S) and Mareeba (S).
- (g) The existing SLA of Mulgrave (S) – Pt B has been renamed Cairns (C) – Pt B.
- (h) The existing SLA of Ipswich (C) has been renamed Ipswich (C) – Central and a small part of Ipswich (C) has been transferred to the SLA of Wacol as well as small part of the SLA of Carole Park.
- (i) The boundary of the existing SLA of Camira has also been altered slightly to include part of the SLA of Greenbank – Pt B and the major part of the SLA of Carole Park, which has been abolished.
- (j) The existing SLA of Moreton (S) Bal in BSD – Nth has been renamed Ipswich (C) Bal in BSD – Nth. The new SLA also includes part of the old SLA of Moreton (S) – Pt B, and excludes part of the existing SLA of Moreton (S) Bal in BSD – Nth, which has been transferred to the existing SLA of Esk (S).
- (k) The existing SLA of Moreton (S) Bal in BSD – Sth has been renamed Ipswich (C) Bal in BSD – Sth.
- (l) The area covered by the existing SLA of Esk (S) has been enlarged to include parts of the old SLA's of Moreton (S) Bal in BSD – Nth and Moreton (S) – Pt B.
- (m) Those areas of the old SLA of Moreton (S) – Pt A not transferred to either the SLA's of Esk (S) or Ipswich (C) Bal in BSD – Nth now make up the new SLA of Ipswich (S) – Pt B. For further details, inquiries should be made to your local ABS office listed at the back of this publication.

Unpublished data and related publications

33. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

34. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0)
Dwelling Unit Comments Reported by Approving Authorities, Queensland (8741.3)
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0)
Building Activity, Queensland (8752.3)

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

Symbols and other usages

— nil or rounded to zero
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36. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

R.A. CROCKETT
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