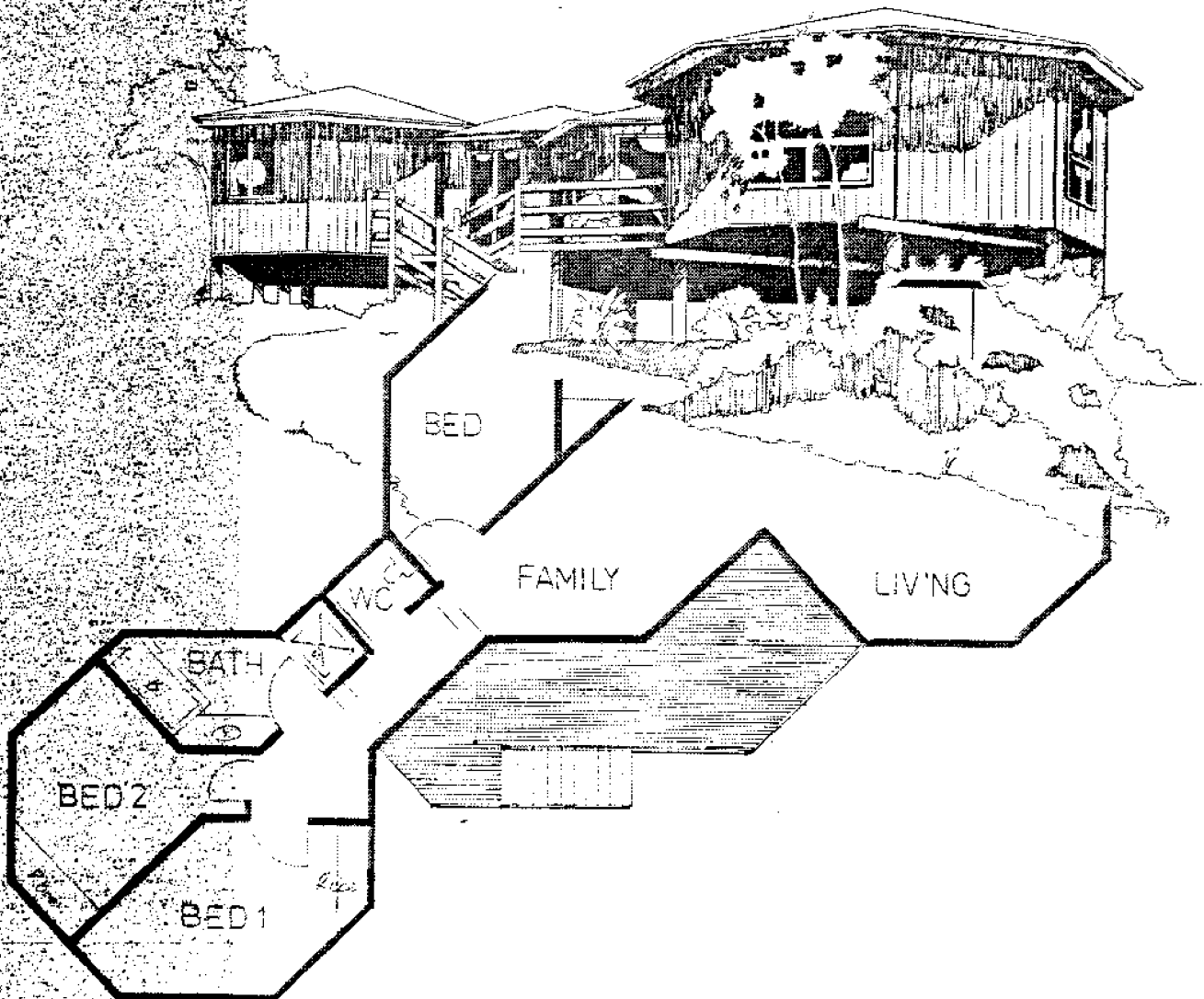




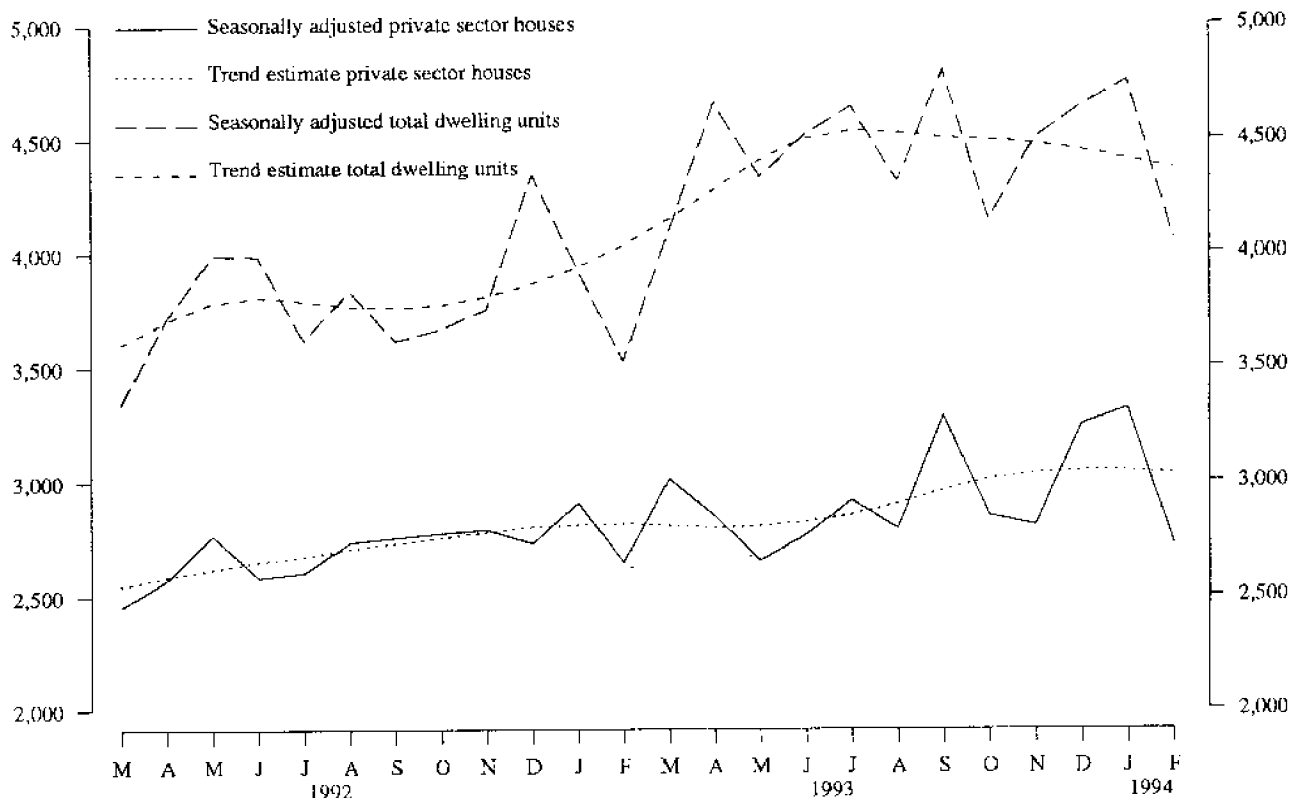
FEBRUARY 1994

BUILDING APPROVALS
QUEENSLAND



BUILDING APPROVALS, QUEENSLAND, FEBRUARY 1994

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



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15 April 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- for further information about statistics in this publication and the availability of related unpublished statistics, contact Information Inquiries on Brisbane (07) 222 6351 (fax (07) 229 6042) or any ABS State office.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 gradually dropped since August 1993. In February 1994, the trend estimate was 4,370, down marginally from the revised January 1994 figure of 4,408. It would take an increase of 17.4 per cent in the seasonally adjusted estimate for the trend estimate to remain steady in March 1994.
- The trend estimate for private sector houses approved in February 1994 was marginally lower than in January 1994.
- In original figures, the number of dwelling units approved in February 1994 was 3,953, up 10.9 per cent over January 1994. There were 2,542 private sector houses approved in February 1994, up 2.5 per cent from January 1994.
- Seasonally adjusted, the number of dwelling units approved in February 1994 was 4,061, down 11.1 per cent from January 1994. There were 2,725 private sector houses approved in February 1994, down 17.8 per cent from January 1994.

Non-residential building

- The value of non-residential building approved during the 3 months ended February 1994 was up 4.4 per cent from the 3 months ended November 1993.

Total building

- The value of all building approved in the 3 months ended February 1994 fell 11.3 per cent from the 3 months ended November 1993.

BUILDING APPROVALS

<i>Period</i>	<i>Dwelling units in new residential buildings</i>			<i>Total building</i>
	<i>Original</i>	<i>Seasonally adjusted</i>	<i>Trend estimate</i>	
	<i>No.</i>	<i>No.</i>	<i>No.</i>	<i>\$m</i>
<i>February—</i>				
1993	3,417	3,523	4,034	374.7
1994	3,953	4,061	4,370	456.3
<i>Three months ended—</i>				
February 1993	10,304	11,800	11,842	1,170.5
November 1993	14,186	13,445	13,477	1,677.5
February 1994	11,608	13,272	13,266	1,488.7

NOTES

This publication contains detailed results for February 1994 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 September 1993 to February 1994.

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

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (March 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 March 1994, the trend estimate for that month would be 2,946, a movement of -1.7 per cent. The movements in the trend estimates for December 1993, January and February 1994, currently estimated to be 0.3 per cent, -0.1 per cent and -0.4 per cent, respectively, would be revised to -0.1 per cent, -0.5 per cent and -0.9 per cent, respectively. On the other hand, a 6 per cent seasonally adjusted decline in the number of private sector houses approved in March 1994 would produce a trend estimate for March of 2,800, a movement of -3.4 per cent, with the movements in the trend estimates for December, January and February being revised to -0.8 per cent, -1.7 per cent and -2.4 per cent, respectively.

PRIVATE SECTOR HOUSES APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if March 1994 seasonally adjusted estimate			
	No.	% change from previous month	is up 6% on February 1993		is down 6% on February 1993	
			No.	% change from previous month	No.	% change from previous month
<i>1993—</i>						
September	2,963	2.0	2,966	2.1	2,973	2.3
October	3,012	1.7	3,019	1.8	3,031	2.0
November	3,037	0.8	3,040	0.7	3,046	0.5
December	3,046	0.3	3,039	-0.1	3,023	-0.8
<i>1994—</i>						
January	3,043	-0.1	3,022	-0.5	2,971	-1.7
February	3,032	-0.4	2,996	-0.9	2,899	-2.4
March	n.y.a.	n.y.a.	2,946	-1.7	2,800	-3.4

TOTAL DWELLING UNITS APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if March 1994 seasonally adjusted estimate			
	No.	% change from previous month	is up 7% on February 1993		is down 7% on February 1993	
			No.	% change from previous month	No.	% change from previous month
<i>1993—</i>						
September	4,505	-0.5	4,506	-0.5	4,518	-0.2
October	4,495	-0.2	4,495	-0.3	4,515	-0.1
November	4,477	-0.4	4,477	-0.4	4,488	-0.6
December	4,448	-0.7	4,448	-0.7	4,422	-1.5
<i>1994—</i>						
January	4,408	-0.9	4,412	-0.8	4,323	-2.2
February	4,370	-0.9	4,371	-0.9	4,204	-2.8
March	n.y.a.	n.y.a.	4,314	-1.3	4,061	-3.4

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-February	8,948	149	9,097	3,576	166	3,742	12,524	315	12,839
1993-94									
July-February	9,345	200	9,545	4,515	249	4,764	13,860	449	14,309
1992—									
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
1994—									
January	870	14	884	473	2	475	1,343	16	1,359
February	1,036	12	1,048	583	22	605	1,619	34	1,653
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-February	21,706	358	22,064	7,365	290	7,655	29,071	678	29,749
1993-94									
July-February	23,528	340	23,868	10,812	441	11,253	34,340	781	35,121
1992—									
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
1994—									
January	2,479	41	2,520	1,034	11	1,045	3,513	52	3,565
February	2,542	25	2,567	1,346	40	1,386	3,888	65	3,953

(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 16 such dwelling units approved in February 1994.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION(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-February	805.5	11.3	816.8	232.4	10.0	242.4	1,037.9	21.3	1,059.2	76.1	296.0	375.5	1,410.1	1,510.9
1993-94														
July-February	861.9	17.6	879.5	298.4	15.2	313.6	1,160.3	32.8	1,193.1	83.8	599.3	811.8	1,843.4	2,088.7
1992—														
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
1994—														
January	80.4	1.3	81.7	32.3	0.1	32.4	112.7	1.4	114.1	8.3	29.8	30.5	150.8	152.9
February	94.5	1.1	95.6	40.6	1.2	41.8	135.1	2.4	137.5	9.8	42.0	49.4	186.9	196.7
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-February	1,853.6	29.9	1,883.4	493.0	17.2	510.1	2,346.5	47.0	2,393.5	138.9	582.3	740.5	3,067.7	3,272.9
1993-94														
July-February	2,074.2	29.8	2,104.0	746.0	27.0	773.0	2,820.2	56.8	2,877.0	151.9	942.9	1,224.5	3,914.9	4,253.5
1992—														
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
1994														
January	215.7	3.8	219.5	72.7	0.7	73.4	288.4	4.5	292.9	13.6	57.7	61.3	359.7	367.8
February	222.5	2.2	224.7	107.6	2.4	110.0	330.1	4.6	334.7	16.6	93.7	105.1	440.4	456.3

(a) See paragraph 29 of the Explanatory Notes.

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
1992—								
December	2,733	2,806	2,868	2,866	3,831	3,736	4,345	3,869
1993—								
January	2,912	2,816	2,908	2,883	3,923	3,769	3,932	3,939
February	2,647	2,820	2,722	2,893	3,326	3,839	3,523	4,034
March	3,012	2,810	3,102	2,889	4,147	3,920	4,088	4,149
April	2,852	2,801	2,913	2,882	4,199	4,012	4,660	4,281
May	2,655	2,808	2,805	2,888	3,981	4,116	4,334	4,412
June	2,767	2,828	2,792	2,903	4,234	4,210	4,523	4,505
July	2,920	2,857	3,005	2,924	4,310	4,278	4,641	4,539
August r	2,794	2,906	2,838	2,963	4,054	4,339	4,316	4,527
September r	3,284	2,963	3,298	3,013	4,908	4,392	4,798	4,505
October r	2,851	3,012	2,951	3,057	4,126	4,435	4,143	4,495
November r	2,808	3,037	2,840	3,078	4,326	4,442	4,504	4,477
December r	3,243	3,046	3,263	3,082	4,614	4,423	4,641	4,448
1994—								
January r	3,315	3,043	3,346	3,073	4,699	4,385	4,570	4,408
February r	2,725	3,032	2,750	3,059	3,897	4,336	4,061	4,370

(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	985.0	3,621.9	194.3	966.4	1,419.0	4,665.8	5,235.3
1992—									
Sept. qtr	685.3	687.8	192.6	880.4	53.6	207.2	283.9	1,138.1	1,217.9
Dec. qtr	654.8	673.6	211.3	884.9	48.3	217.5	271.2	1,123.9	1,204.3
1993—									
Mar. qtr	597.7	611.7	220.8	832.5	43.7	235.5	300.5	1,089.5	1,176.7
June qtr	646.6	663.8	360.2	1,024.0	48.8	306.1	563.5	1,314.3	1,636.4
Sept. qtr	764.3	772.3	304.8	1,077.1	57.2	508.2	562.5	1,619.0	1,696.7
Dec. qtr	703.1	716.5	306.7	1,023.3	52.1	293.9	509.6	1,352.9	1,585.0

(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-February		1993		1994
			1992-93	1993-94	December	January	February
PRIVATE SECTOR							
New houses	2,514.8	2,830.5	1,853.6	2,074.2	242.3	215.7	222.5
New other residential buildings	588.4	869.6	493.0	746.0	89.5	72.7	107.6
<i>Total new residential building</i>	<i>3,103.2</i>	<i>3,700.1</i>	<i>2,346.5</i>	<i>2,820.2</i>	<i>331.9</i>	<i>288.4</i>	<i>330.1</i>
Alterations and additions to residential buildings	205.1	212.7	138.8	151.8	18.7	13.6	16.6
Hotels, etc.	235.7	37.3	15.3	275.9	0.8	1.2	17.7
Shops	212.4	314.0	181.4	191.6	52.8	18.5	19.8
Factories	89.5	87.7	51.6	68.1	12.1	5.5	3.9
Offices	138.3	89.4	54.4	111.1	11.5	8.8	8.5
Other business premises	126.7	170.6	127.0	89.0	12.9	8.4	12.3
Educational	49.9	44.9	31.2	55.0	5.7	5.1	8.0
Religious	13.3	17.0	12.6	9.4	0.9	0.6	1.7
Health	64.9	49.9	31.7	40.1	11.0	3.2	0.4
Entertainment and recreational	80.2	48.8	22.4	49.8	10.4	3.5	12.1
Miscellaneous	68.2	82.1	54.7	52.8	6.3	2.8	9.3
<i>Total non-residential building</i>	<i>1,079.2</i>	<i>941.8</i>	<i>582.3</i>	<i>942.9</i>	<i>124.3</i>	<i>57.7</i>	<i>93.7</i>
Total	4,387.4	4,854.6	3,067.7	3,914.9	474.9	359.7	440.4
PUBLIC SECTOR							
New houses	62.3	57.8	29.9	29.8	3.6	3.8	2.2
New other residential buildings	80.2	71.6	17.2	27.0	1.5	0.7	2.4
<i>Total new residential building</i>	<i>142.5</i>	<i>129.4</i>	<i>47.0</i>	<i>56.8</i>	<i>5.1</i>	<i>4.5</i>	<i>4.6</i>
Alterations and additions to residential buildings	0.7	0.2	0.1	0.2	-	-	-
Hotels, etc.	0.6	-	-	2.3	2.0	-	-
Shops	1.9	1.6	1.0	2.4	0.1	-	0.9
Factories	4.9	5.7	3.7	1.9	0.5	-	-
Offices	83.0	102.5	37.3	19.9	5.6	0.4	0.8
Other business premises	30.7	31.1	27.4	178.7	170.0	0.1	3.9
Educational	139.5	115.6	59.5	58.8	3.4	2.3	2.2
Religious	-	-	-	-	-	-	-
Health	40.3	12.6	12.1	1.1	0.3	-	-
Entertainment and recreational	6.4	153.4	6.9	9.4	1.5	0.4	3.5
Miscellaneous	144.2	19.7	10.1	7.1	1.1	0.4	0.2
<i>Total non-residential building</i>	<i>451.5</i>	<i>442.2</i>	<i>158.1</i>	<i>281.6</i>	<i>184.5</i>	<i>3.6</i>	<i>11.4</i>
Total	594.7	571.8	205.2	338.6	189.7	8.1	15.9
TOTAL							
New houses	2,577.0	2,888.3	1,883.4	2,104.0	246.0	219.5	224.7
New other residential buildings	668.6	941.2	510.1	773.0	91.0	73.4	110.0
<i>Total new residential building</i>	<i>3,245.7</i>	<i>3,829.6</i>	<i>2,393.5</i>	<i>2,877.0</i>	<i>337.0</i>	<i>292.9</i>	<i>334.7</i>
Alterations and additions to residential buildings	205.8	212.9	138.9	151.9	18.7	13.6	16.6
Hotels, etc.	236.3	37.3	15.3	278.2	2.8	1.2	17.7
Shops	214.3	315.6	182.5	194.0	52.9	18.5	20.6
Factories	94.4	93.4	55.3	70.0	12.6	5.5	3.9
Offices	221.4	191.9	91.6	131.0	17.1	9.2	9.3
Other business premises	157.4	201.7	154.4	267.8	182.9	8.5	16.2
Educational	189.4	160.5	90.7	113.8	9.1	7.4	10.1
Religious	13.3	17.0	12.6	9.4	0.9	0.6	1.7
Health	105.2	62.4	43.8	41.2	11.3	3.2	0.4
Entertainment and recreational	86.6	202.2	29.3	59.3	11.9	3.9	15.5
Miscellaneous	212.4	101.9	64.8	59.9	7.4	3.3	9.5
<i>Total non-residential building</i>	<i>1,530.7</i>	<i>1,383.9</i>	<i>740.5</i>	<i>1,224.5</i>	<i>308.8</i>	<i>61.3</i>	<i>105.1</i>
Total	4,982.1	5,426.3	3,272.9	4,253.5	664.6	367.8	456.3

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1993 — December	6	0.6	1	0.2	—	—	1	2.0	—	—	8	2.8
1994 — January	2	0.2	3	1.0	—	—	—	—	—	—	5	1.2
February	3	0.3	1	0.3	2	1.1	—	—	1	16.0	7	17.7
SHOPS												
1993 — December	55	4.9	15	4.7	3	1.9	4	6.5	1	35.0	78	52.9
1994 — January	35	3.4	5	1.5	4	2.8	5	11.0	—	—	49	18.5
February	35	3.3	15	4.2	8	5.4	1	1.7	1	6.0	60	20.6
FACTORIES												
1993 — December	9	1.0	15	4.9	5	3.5	2	3.2	—	—	31	12.6
1994 — January	14	1.6	5	1.6	—	—	2	2.3	—	—	21	5.5
February	25	2.5	3	0.8	1	0.5	—	—	—	—	29	3.9
OFFICES												
1993 — December	26	2.6	6	1.6	6	3.4	4	9.5	—	—	42	17.1
1994 — January	22	2.1	3	1.1	2	1.5	3	4.6	—	—	30	9.2
February	20	2.0	8	2.3	5	3.7	1	1.3	—	—	34	9.3
OTHER BUSINESS PREMISES												
1993 — December	27	2.3	7	1.8	5	3.0	2	5.8	1	170.0	42	182.9
1994 — January	24	2.3	10	3.1	3	2.2	1	1.0	—	—	38	8.5
February	22	2.5	17	4.6	4	2.5	3	6.7	—	—	46	16.2
EDUCATIONAL												
1993 — December	16	1.3	3	0.8	3	1.9	3	5.1	—	—	25	9.1
1994 — January	10	1.1	5	1.4	4	2.5	1	2.4	—	—	20	7.4
February	8	0.9	6	2.4	5	3.7	2	3.2	—	—	21	10.1
RELIGIOUS												
1993 — December	2	0.1	3	0.8	—	—	—	—	—	—	5	0.9
1994 — January	1	0.2	1	0.5	—	—	—	—	—	—	2	0.6
February	2	0.2	1	0.4	2	1.1	—	—	—	—	5	1.7
HEALTH												
1993 — December	7	0.7	3	0.8	—	—	2	4.7	1	5.0	13	11.3
1994 — January	2	0.2	2	0.6	—	—	1	2.5	—	—	5	3.2
February	1	0.2	1	0.2	—	—	—	—	—	—	2	0.4
ENTERTAINMENT AND RECREATIONAL												
1993 — December	4	0.5	6	1.4	5	3.3	4	6.7	—	—	19	11.9
1994 — January	9	0.7	10	3.2	—	—	—	—	—	—	19	3.9
February	4	0.3	2	0.5	4	2.8	3	4.5	1	7.5	14	15.5
MISCELLANEOUS												
1993 — December	11	1.0	14	4.3	3	2.1	—	—	—	—	28	7.4
1994 — January	13	1.5	3	0.8	—	—	1	1.0	—	—	17	3.3
February	7	0.7	8	2.6	—	—	2	6.3	—	—	17	9.5
TOTAL NON-RESIDENTIAL BUILDING												
1993 — December	163	15.0	73	21.2	30	19.1	22	43.4	3	210.0	291	308.8
1994 — January	132	13.2	47	14.6	13	8.9	14	24.6	—	—	206	61.3
February	127	12.8	62	18.3	31	20.8	12	23.7	3	29.5	235	105.1

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

Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Brisbane(a)	1,048	69	307	376	144	43	42	229	605	1,653
Moreton(a)	635	48	162	210	82	66	166	314	524	1,159
Wide Bay-Burnett	250	10	—	10	—	—	—	—	10	260
Darling Downs	111	11	—	11	—	—	—	—	11	122
South West	4	—	—	—	—	—	—	—	—	4
Fitzroy	141	19	—	19	3	—	—	3	22	163
Central West	2	—	—	—	—	—	—	—	—	2
Mackay	83	7	—	7	5	—	—	5	12	95
Northern	128	4	—	4	48	—	—	48	52	180
Far North	159	29	15	44	8	75	—	83	127	286
North West	6	—	17	17	6	—	—	6	23	29
Queensland	2,567	197	501	698	296	184	208	688	1,386	3,953
VALUE (\$'000)										
Brisbane(a)	95,620	5,197	19,560	24,757	9,904	3,184	4,000	17,088	41,846	137,466
Moreton(a)	57,127	2,928	10,291	13,220	7,955	6,133	21,270	35,358	48,577	105,705
Wide Bay-Burnett	18,117	556	—	556	—	—	—	—	556	18,674
Darling Downs	8,710	792	—	792	—	—	—	—	792	9,502
South West	383	—	—	—	—	—	—	—	—	383
Fitzroy	12,074	943	—	943	185	—	—	185	1,128	13,202
Central West	126	—	—	—	—	—	—	—	—	126
Mackay	7,587	303	—	303	320	—	—	320	623	8,210
Northern	11,518	214	—	214	3,575	—	—	3,575	3,789	15,307
Far North	13,178	2,332	1,094	3,426	362	7,678	—	8,040	11,466	24,645
North West	238	—	800	800	437	—	—	437	1,237	1,475
Queensland	224,680	13,265	31,746	45,011	22,738	16,995	25,270	65,003	110,014	334,694

(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-February	1,173	17,337	2,208	1,047	329	22,094
1993-94						
July-February	1,156	19,016	2,163	974	566	23,868
1992—						
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
1994—						
January	212	1,936	180	119	73	2,520
February	155	2,013	198	139	68	2,567

(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, FEBRUARY 1994

Statistical division and statistical district	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
STATISTICAL DIVISION									
Brisbane(a)	1,048	95,620	605	41,846	1,653	137,466	9,832	49,442	196,740
Moreton(a)	635	57,127	524	48,577	1,159	105,705	2,506	28,028	136,239
Wide Bay-Burnett	250	18,117	10	556	260	18,674	722	3,699	23,095
Darling Downs	111	8,710	11	792	122	9,502	581	3,919	14,002
South West	4	383	—	—	4	383	81	150	613
Fitzroy	141	12,074	22	1,128	163	13,202	689	6,687	20,578
Central West	2	126	—	—	2	126	—	—	126
Mackay	83	7,587	12	623	95	8,210	504	4,148	12,862
Northern	128	11,518	52	3,789	180	15,307	1,110	5,330	21,747
Far North	159	13,178	127	11,466	286	24,645	465	3,592	28,702
North West	6	238	23	1,237	29	1,475	71	65	1,611
Queensland	2,567	224,680	1,386	110,014	3,953	334,694	16,560	105,060	456,315
STATISTICAL DISTRICT									
Gold Coast-Tweed (a)(b)	296	27,452	371	27,445	667	54,897	1,014	8,540	64,451
Sunshine Coast	126	12,144	147	20,842	273	32,987	275	17,426	50,688
Bundaberg(a)	34	2,878	2	137	36	3,015	117	1,052	4,185
Gladstone	36	3,201	2	80	38	3,281	70	1,801	5,152
Rockhampton	37	3,083	18	948	55	4,031	393	3,828	8,252
Mackay	47	4,197	12	623	59	4,820	160	3,374	8,354
Townsville	88	8,380	46	3,485	134	11,865	836	5,330	18,031
Cairns(a)	117	9,784	112	10,368	229	20,152	328	1,342	21,822

(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, FEBRUARY 1994

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (a)									
Albert (S)	253	21,477	162	12,436	415	33,913	862	10,433	45,208
Beaudesert (S)	89	7,879	4	180	93	8,059	465	750	9,274
Boonah (S)	4	421	—	—	4	421	20	130	571
Brisbane (C)	394	40,833	415	30,574	809	71,407	8,174	39,260	118,841
Caboolture (S)	173	13,406	14	715	187	14,121	268	1,290	15,679
Caloundra (C)	66	5,637	18	1,570	84	7,207	373	686	8,267
Esk (S)	5	288	—	—	5	288	175	—	463
Gatton (S)	9	689	—	—	9	689	54	—	743
Gold Coast (C)	111	11,108	209	15,009	320	26,117	279	2,230	28,626
Ipswich (C)	20	1,312	2	120	22	1,432	30	50	1,512
Kilcoy (S)	4	340	—	—	4	340	—	—	340
Laidley (S)	31	2,079	—	—	31	2,079	100	—	2,179
Logan (C)	119	9,870	135	8,202	254	18,071	373	2,043	20,487
Maroochy (S)	99	9,033	118	18,648	217	27,681	—	943	28,624
Moreton (S)	77	6,083	4	192	81	6,275	350	100	6,725
Noosa (S)	52	5,070	15	844	67	5,914	268	16,878	23,061
Pine Rivers (S)	85	8,345	2	213	87	8,557	481	250	9,289
Redcliffe (C)	13	901	11	615	24	1,516	65	—	1,581
Redland (S)	79	7,977	20	1,105	99	9,082	—	2,426	11,508
Brisbane and Moreton (SDs)	1,683	152,748	1,129	90,423	2,812	243,171	12,338	77,469	332,978
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	9	781	2	137	11	918	103	421	1,442
Gayndah (S)	—	—	—	—	—	—	55	—	55
Gooburrum (S)	11	860	—	—	11	860	—	60	920
Gympie (C)	7	495	—	—	7	495	86	904	1,485
Hervey Bay (C)	73	5,593	2	60	75	5,653	128	628	6,409
Islis (S)	2	140	—	—	2	140	—	—	140
Kingaroy (S)	11	855	4	259	15	1,114	98	905	2,117
Kolan (S)	—	—	—	—	—	—	—	—	—
Maryborough (C)	17	1,122	—	—	17	1,122	79	—	1,201
Miriam Vale (S)	3	154	—	—	3	154	—	—	154
Mundabbera (S)	3	288	—	—	3	288	—	—	288
Nanango (S)	13	695	—	—	13	695	26	—	722
Tiaro (S)	12	675	—	—	12	675	50	—	725
Widgee (S)	38	2,746	2	100	40	2,846	42	150	3,038
Woongarra (S)	24	2,005	—	—	24	2,005	14	632	2,651
Other areas	27	1,708	—	—	27	1,708	40	—	1,749
Wide Bay-Burnett (SD)	250	18,117	10	556	260	18,674	722	3,699	23,095

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	15	1,173	—	—	15	1,173	11	—	1,184
Chinchilla (S)	3	181	—	—	3	181	—	—	181
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	4	249	—	—	4	249	30	345	624
Dalby (T)	—	—	—	—	—	—	—	—	—
Glengallan (S)	3	170	—	—	3	170	15	300	485
Goondiwindi (T)	2	121	—	—	2	121	—	—	121
Jondaryan (S)	8	586	—	—	8	586	—	1,228	1,814
Millmerran (S)	—	—	—	—	—	—	—	—	—
Pittsworth (S)	2	146	—	—	2	146	116	—	262
Rosalie (S)	6	358	—	—	6	358	33	84	475
Rosenthal (S)	9	695	—	—	9	695	43	—	739
Stanthorpe (S)	5	311	—	—	5	311	27	200	538
Tara (S)	3	140	—	—	3	140	—	60	200
Toowoomba (C)	34	3,305	9	675	43	3,980	287	1,703	5,970
Wambo (S)	1	69	—	—	1	69	—	—	69
Warwick (C)	13	1,042	2	117	15	1,159	18	—	1,177
Other areas	3	164	—	—	3	164	—	—	164
Darling Downs (SD)	111	8,710	11	792	122	9,502	581	3,919	14,002
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	2	166	—	—	2	166	30	150	346
Roma (T)	1	96	—	—	1	96	16	—	112
Other areas	1	120	—	—	1	120	35	—	155
South West (SD)	4	383	—	—	4	383	81	150	613
FITZROY STATISTICAL DIVISION									
Banana (S)	4	232	—	—	4	232	—	309	541
Calliope (S)	18	1,541	—	—	18	1,541	38	—	1,580
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	14	1,246	—	—	14	1,246	11	250	1,507
Fitzroy (S)	14	1,020	—	—	14	1,020	54	1,340	2,414
Gladstone (C)	18	1,660	2	80	20	1,740	32	1,801	3,573
Livingstone (S)	39	3,483	2	100	41	3,583	204	500	4,287
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	34	2,890	18	948	52	3,838	350	2,488	6,675
Other areas	—	—	—	—	—	—	—	—	—
Fitzroy (SD)	141	12,074	22	1,128	163	13,202	689	6,687	20,578
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	—	—	—
Other areas	2	126	—	—	2	126	—	—	126
Central West (SD)	2	126	—	—	2	126	—	—	126

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	—	—	—	—	—	—	—	—	—
Broadsound (S)	1	13	—	—	1	13	—	—	13
Mackay (C)	1	60	10	505	11	565	42	2,472	3,079
Pioneer (S)	59	5,494	2	118	61	5,612	313	902	6,827
Sarina (S)	10	772	—	—	10	772	70	194	1,035
Whitsunday (S)	12	1,248	—	—	12	1,248	79	580	1,907
Other areas	—	—	—	—	—	—	—	—	—
Mackay (SD)	83	7,587	12	623	95	8,210	504	4,148	12,862
NORTHERN STATISTICAL DIVISION									
Bowen (S)	3	205	—	—	3	205	73	—	278
Burdekin (S)	11	863	6	304	17	1,167	57	—	1,224
Charters Towers (C)	4	258	—	—	4	258	—	—	258
Dalrymple (S)	3	190	—	—	3	190	—	—	190
Inchinbrook (S)	5	367	—	—	5	367	68	—	435
Thuringowa (C)	76	7,080	—	—	76	7,080	226	1,680	8,987
Townsville (C)	26	2,554	46	3,485	72	6,039	686	3,650	10,375
Northern (SD)	128	11,518	52	3,789	180	15,307	1,110	5,330	21,747
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	4	255	—	—	4	255	15	319	588
Cairns (C)	7	1,076	40	3,115	47	4,191	148	1,270	5,610
Cardwell (S)	5	473	—	—	5	473	—	—	473
Cook (S) (including Weipa)	—	—	—	—	—	—	—	—	—
Douglas (S)	7	592	13	949	20	1,541	—	360	1,901
Eacham (S)	5	538	—	—	5	538	—	442	979
Johnstone (S)	10	786	—	—	10	786	108	400	1,294
Mareeba (S)	8	550	—	—	8	550	15	730	1,295
Mulgrave (S)	110	8,708	72	7,253	182	15,961	179	72	16,212
Torres (S)	—	—	2	149	2	149	—	—	149
Other areas	3	201	—	—	3	201	—	—	201
Far North (SD)	159	13,178	127	11,466	286	24,645	465	3,592	28,702
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	3	78	—	—	3	78	26	—	104
Cloncurry (S)	1	70	6	437	7	507	—	65	572
Mount Isa (C)	2	90	17	800	19	890	45	—	935
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	6	238	23	1,237	29	1,475	71	65	1,611
QUEENSLAND									
Queensland	2,567	224,680	1,386	110,014	3,953	334,694	16,560	105,060	456,315

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

EXPLANATORY NOTES

Introduction

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

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

Scope and coverage

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

- one storey or
- two or more storeys.

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

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

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

Estimates at constant prices

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

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

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

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

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

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

Australian Standard Geographical Classification

24. The data are presented according to the Australian Standard Geographical Classification (ASGC), Edition 2.3.

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 (\$11.00)
- Building Activity* (8752.3) – Quarterly (\$11.00)

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

Unpublished statistics

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

Symbols and other usages

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

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



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