

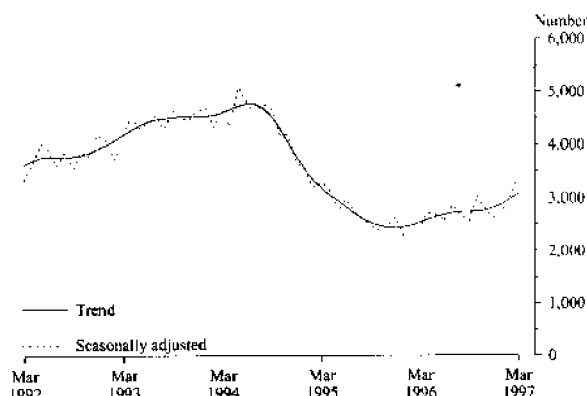
BUILDING APPROVALS, QUEENSLAND, MARCH 1997

MAIN FEATURES

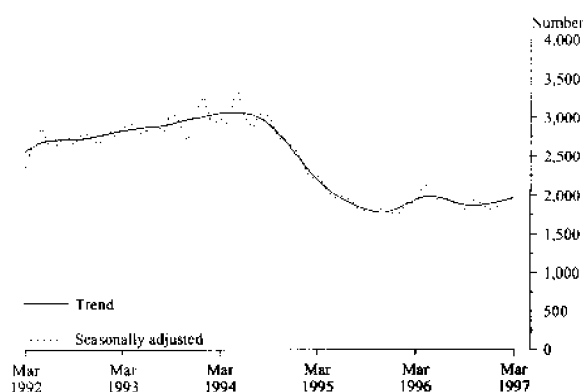
NUMBER OF DWELLING UNITS APPROVED

	March 1996	February 1997	March 1997	March 1996 to March 1997 change	February 1997 to March 1997 change
Original series	2,420	2,700	2,846	17.6%	5.4%
Seasonally adjusted	2,426	2,997	3,360	38.5%	12.1%
Trend estimate	2,541	2,978	3,074	21.0%	3.2%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for the total number of dwellings rose by 3.2% in March, continuing the positive growth that began in late 1995. Growth is likely to continue next month, as the seasonally adjusted estimate for this series will need to fall by more than 22% for the trend to reverse direction.
- The trend for private sector houses approved increased by 1.2% in March, and has shown slow but consistent growth for the last five months.
- In original terms the total number of dwelling units approved was 2,846. Of the total, new private sector houses accounted for 1,831 with new other residential dwelling units accounting for 972.

- The value of new residential building approved was \$269.4 million with the Brisbane Statistical Division contributing \$112.4 million of the total.

Non-residential building

- The value of non-residential building approved for March was \$144.1 million with hotels contributing \$32.7 million followed by other business premises with \$21.9 million and offices with \$18.4 million.
- There were 7 projects valued at \$5 million and over and 23 projects valued at between \$1 million and \$5 million.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact John Radimissis on Adelaide (08) 8237 7590 or any ABS State Office.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 October 1996 to March 1997.

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 (April 1997) 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 April 1997, the trend estimate for that month would be 2,022, a movement of 1.5%. The movements in the trend estimates for January, February and March which are currently estimated to be 1.2%, 1.3% and 1.2% respectively, would be revised to 1.6%, 1.8% and 1.8%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in April 1997 would produce a trend estimate for April of 1,926, a movement of -0.2%, with the movements in the trend estimates for January, February and March being revised to 0.9%, 0.6% and 0.3% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1997 seasonally adjusted estimate			
			is up 6% on March 1997		is down 6% on March 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
October	1,868	-0.5	1,865	-0.7	1,869	-0.4
November	1,877	0.5	1,872	0.4	1,879	0.6
December	1,894	0.9	1,891	1.1	1,895	0.9
1997—						
January	1,916	1.2	1,922	1.6	1,912	0.9
February	1,941	1.3	1,957	1.8	1,923	0.6
March	1,964	1.2	1,993	1.8	1,929	0.3
April	n.y.a.	n.y.a.	2,022	1.5	1,926	-0.2

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1997 seasonally adjusted estimate			
			is up 7% on March 1997		is down 7% on March 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
October	2,746	0.1	2,735	-0.3	2,744	-0.0
November	2,767	0.8	2,749	0.5	2,764	0.7
December	2,813	1.7	2,804	2.0	2,812	1.7
1997—						
January	2,886	2.6	2,910	3.8	2,889	2.8
February	2,978	3.2	3,050	4.8	2,983	3.2
March	3,074	3.2	3,207	5.1	3,080	3.3
April	n.y.a.	n.y.a.	3,345	4.3	3,152	2.4

TABLE 1 -- 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										
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
1995-96	9,722	108	9,830	2,879	125	3,004	88	12,689	233	12,922
1995-96 July-March	7,156	82	7,238	2,031	84	2,115	84	9,271	166	9,437
1996-97 July-March	7,583	114	7,697	2,794	427	3,221	67	10,444	541	10,985
1996—										
January	632	13	645	99	14	113	—	731	27	758
February	761	7	768	211	—	211	—	972	7	979
March	853	—	853	252	—	252	—	1,105	—	1,105
April	920	16	936	190	20	210	—	1,110	36	1,146
May	844	8	852	453	9	462	—	1,297	17	1,314
June	802	2	804	205	12	217	4	1,011	14	1,025
July	941	5	946	190	—	190	1	1,132	5	1,137
August	871	20	891	364	56	420	1	1,236	76	1,312
September	864	—	864	347	20	367	2	1,213	20	1,233
October	1,007	28	1,035	395	113	508	2	1,404	141	1,545
November	898	3	901	334	75	409	2	1,234	78	1,312
December	683	3	686	170	4	174	50	903	7	910
1997—										
January	697	6	703	320	50	370	6	1,023	56	1,079
February	763	26	789	443	76	519	3	1,209	102	1,311
March	859	23	882	231	33	264	—	1,090	56	1,146
QUEENSLAND										
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
1995-96	22,492	329	22,821	6,897	543	7,440	190	29,579	872	30,451
1995-96 July-March	16,600	245	16,845	4,672	446	5,118	164	21,436	691	22,127
1996-97 July-March	17,147	290	17,437	6,527	674	7,201	140	23,814	964	24,778
1996—										
January	1,479	48	1,527	293	45	338	2	1,774	93	1,867
February	1,749	40	1,789	528	83	611	5	2,282	123	2,405
March	1,913	8	1,921	483	14	497	2	2,398	22	2,420
April	2,033	63	2,096	493	76	569	16	2,542	139	2,681
May	2,001	18	2,019	1,020	9	1,029	5	3,026	27	3,053
June	1,858	3	1,861	712	12	724	5	2,575	15	2,590
July	2,186	19	2,205	767	9	776	30	2,983	28	3,011
August	2,000	46	2,046	768	104	872	7	2,775	150	2,925
September	1,939	24	1,963	576	42	618	9	2,524	66	2,590
October	2,264	48	2,312	850	133	983	5	3,119	181	3,300
November	2,023	26	2,049	684	119	803	3	2,710	145	2,855
December	1,607	12	1,619	603	31	634	59	2,269	43	2,312
1997—										
January	1,538	31	1,569	593	68	661	9	2,140	99	2,239
February	1,759	45	1,804	772	110	882	14	2,545	155	2,700
March	1,831	39	1,870	914	58	972	4	2,749	97	2,846

(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														
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
1995-96	948.5	10.2	958.8	293.1	9.8	302.9	1,241.6	20.0	1,261.6	129.6	674.3	852.7	2,045.3	2,243.9
1995-96														
July-March	694.2	7.4	701.6	154.8	6.4	161.2	849.0	13.8	862.8	99.3	486.9	632.5	1,435.2	1,594.7
1996-97														
July-March	773.9	9.9	783.8	257.0	29.9	286.8	1,030.8	39.8	1,070.6	97.2	616.2	835.6	1,744.0	2,003.4
1996—														
January	62.2	1.0	63.2	6.7	1.4	8.1	68.9	2.4	71.3	7.8	41.4	48.3	118.1	127.4
February	73.3	0.7	74.0	17.1	—	17.1	90.4	0.7	91.1	9.0	61.0	70.2	160.4	170.3
March	83.0	—	83.0	16.0	—	16.0	99.0	—	99.0	9.0	49.0	50.1	157.0	158.1
April	89.3	1.6	90.8	17.5	2.2	19.6	106.7	3.7	110.5	10.3	99.2	114.2	216.1	234.9
May	82.0	0.9	82.9	107.9	0.5	108.4	189.9	1.4	191.3	10.4	51.3	51.7	251.4	253.3
June	83.1	0.3	83.5	12.9	0.7	13.6	96.0	1.0	97.1	9.6	36.9	54.3	142.5	161.0
July	100.2	0.4	100.6	12.8	—	12.8	113.0	0.4	113.4	13.8	74.4	98.5	201.2	225.7
August	90.0	2.2	92.2	26.5	4.8	31.3	116.5	7.0	123.5	12.2	53.9	95.5	182.5	231.1
September	88.6	—	88.6	22.4	1.5	23.9	111.0	1.5	112.5	11.6	83.1	92.3	205.7	216.4
October	101.1	1.9	103.1	48.4	7.1	55.5	149.6	9.0	158.6	12.2	66.9	75.3	228.8	246.2
November	88.0	0.3	88.3	51.2	4.5	55.7	139.2	4.8	144.0	10.4	134.5	178.8	284.1	333.2
December	71.5	0.2	71.8	12.3	0.3	12.6	83.9	0.5	84.4	10.8	32.8	50.5	127.4	145.7
1997—														
January	68.4	0.4	68.8	31.1	3.3	34.4	99.5	3.7	103.3	7.2	72.4	125.1	179.1	235.5
February	76.4	2.5	78.9	33.8	5.8	39.6	110.3	8.2	118.5	9.2	38.4	45.8	157.8	173.5
March	89.5	2.0	91.5	18.3	2.6	20.9	107.8	4.6	112.4	9.9	59.7	73.8	177.4	196.1
QUEENSLAND														
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
1995-96	2,192.8	34.2	2,227.1	626.5	38.0	664.4	2,819.3	72.2	2,891.5	249.9	1,807.9	2,326.0	4,874.9	5,467.4
1995-96														
July-March	1,605.8	25.8	1,631.6	382.4	31.1	413.4	1,988.1	56.9	2,045.0	190.5	1,297.4	1,718.6	3,474.9	3,954.0
1996-97														
July-March	1,743.2	29.8	1,773.1	565.7	53.0	618.6	2,308.9	82.8	2,391.7	195.4	1,280.6	1,778.1	3,783.9	4,365.2
1996—														
January	145.8	5.1	150.9	23.0	3.8	26.8	168.8	8.9	177.7	16.6	71.1	95.1	256.4	289.4
February	170.0	4.8	174.8	41.1	5.2	46.2	211.1	9.9	221.0	18.8	231.2	247.6	461.0	487.4
March	185.2	0.6	185.8	32.8	0.9	33.7	218.0	1.6	219.5	19.5	151.8	157.3	389.0	396.3
April	199.0	6.1	205.1	44.7	5.7	50.4	243.7	11.9	255.6	20.4	231.3	261.7	495.3	537.7
May	200.0	1.8	201.8	150.0	0.5	150.5	349.9	2.4	352.3	20.4	137.5	141.3	507.5	514.0
June	188.1	0.4	188.6	49.4	0.7	50.1	237.6	1.1	238.7	18.6	141.7	204.4	397.3	461.7
July	230.6	2.0	232.6	72.8	0.3	73.2	303.4	2.3	305.8	27.9	123.7	224.6	454.9	558.3
August	205.1	5.3	210.4	55.6	8.3	63.9	260.7	13.6	274.3	25.2	116.5	197.9	402.1	497.4
September	200.1	2.5	202.6	39.7	5.9	45.6	239.8	8.4	248.2	24.9	213.1	263.1	477.5	536.2
October	222.1	4.7	226.8	88.1	8.2	96.3	310.2	12.9	323.1	25.4	143.2	194.3	478.8	542.8
November	200.8	2.9	203.7	81.1	7.6	88.6	281.9	10.4	292.4	22.1	224.4	283.2	528.4	597.7
December	168.4	1.3	169.6	43.2	4.1	47.3	211.6	5.4	216.9	18.4	88.6	128.6	318.4	363.9
1997—														
January	152.4	2.9	155.3	53.0	5.0	58.0	205.4	7.9	213.3	14.9	140.4	202.2	360.7	430.3
February	175.4	4.5	179.9	59.5	9.0	68.5	235.0	13.5	248.4	17.2	118.6	140.2	370.8	405.8
March	188.2	3.8	192.0	72.7	4.6	77.3	260.9	8.4	269.4	19.4	112.0	144.1	392.3	432.8

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
<i>1996—</i>								
January	1,770	1,843	1,808	1,878	2,176	2,355	2,277	2,454
February	1,927	1,897	1,977	1,931	2,474	2,412	2,531	2,489
March	1,877	1,950	1,870	1,979	2,395	2,490	2,426	2,541
April	2,172	1,984	2,263	2,009	2,603	2,562	2,722	2,591
May	1,942	1,992	1,946	2,013	2,682	2,619	2,666	2,639
June	1,966	1,974	1,925	1,996	2,669	2,656	2,589	2,686
July	1,966	1,941	2,007	1,968	2,797	2,664	2,866	2,724
August	1,863	1,904	1,930	1,937	2,510	2,645	2,677	2,742
September	1,818	1,877	1,849	1,914	2,433	2,616	2,559	2,745
October	1,937	1,868	1,972	1,907	2,897	2,600	3,044	2,746
November	1,907	1,877	1,961	1,912	2,598	2,618	2,798	2,767
December	1,809	1,894	1,827	1,924	2,482	2,668	2,620	2,813
<i>1997</i>								
January	1,865	1,916	1,868	1,945	2,635	2,739	2,725	2,886
February	2,050	1,941	2,101	1,970	2,910	2,823	2,997	2,978
March	1,960	1,964	1,995	1,996	3,080	2,904	3,360	3,074

(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)
(\$ 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							
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
1995-96	1,901.6	1,931.3	649.9	2,581.2	216.8	1,741.4	2,241.2	4,483.6	5,039.2
<i>1995—</i>									
Sept. qtr	499.8	504.7	168.5	673.2	64.2	448.1	640.4	1,175.8	1,377.9
Dec. qtr	461.4	469.8	132.6	602.4	53.6	367.2	537.7	1,005.8	1,193.8
<i>1996—</i>									
Mar. qtr	433.0	442.1	104.3	546.4	47.5	436.6	480.8	1,014.1	1,074.7
June qtr	507.4	514.7	244.4	759.1	51.3	489.4	582.4	1,287.9	1,392.8
Sept. qtr	549.1	557.6	177.4	735.0	67.4	433.8	656.1	1,216.4	1,458.5
Dec. qtr	510.6	518.2	225.0	743.2	56.9	435.3	578.3	1,211.8	1,378.5

(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
(\$ million)**

Class of building	1994-95	1995-96	July-March		1997		
			1995-96	1996-97	January	February	March
PRIVATE SECTOR							
New houses	2,841.5	2,192.8	1,605.8	1,743.2	152.4	175.4	188.2
New other residential buildings	1,015.2	626.5	382.4	565.7	53.0	59.5	72.7
<i>Total new residential building</i>	<i>3,856.7</i>	<i>2,819.3</i>	<i>1,988.1</i>	<i>2,308.9</i>	<i>205.4</i>	<i>235.0</i>	<i>260.9</i>
Alterations and additions to residential buildings	240.0	247.7	189.4	194.4	14.9	17.2	19.4
Hotels, etc.	186.6	232.3	130.7	255.8	61.4	50.2	32.7
Shops	540.9	511.8	392.7	410.4	26.4	18.6	16.1
Factories	110.7	251.7	146.2	107.6	10.3	15.9	9.5
Offices	148.2	186.3	137.6	103.1	6.2	5.0	16.2
Other business premises	243.5	261.9	203.0	143.4	14.4	11.1	16.3
Educational	62.5	68.0	53.9	66.3	4.9	3.8	4.3
Religious	14.0	13.5	7.3	6.6	0.2	0.7	—
Health	53.7	89.8	73.0	69.0	3.8	7.4	9.9
Entertainment and recreational	151.1	97.2	80.1	84.5	11.8	3.6	3.7
Miscellaneous	59.6	95.3	72.9	33.9	1.0	2.2	3.5
<i>Total non-residential building</i>	<i>1,570.9</i>	<i>1,807.9</i>	<i>1,297.4</i>	<i>1,280.6</i>	<i>140.4</i>	<i>118.6</i>	<i>112.0</i>
Total	5,667.5	4,874.9	3,474.9	3,783.9	360.7	370.8	392.3
PUBLIC SECTOR							
New houses	50.0	34.2	25.8	29.8	2.9	4.5	3.8
New other residential buildings	94.1	38.0	31.1	53.0	5.0	9.0	4.6
<i>Total new residential building</i>	<i>144.1</i>	<i>72.2</i>	<i>56.9</i>	<i>82.8</i>	<i>7.9</i>	<i>13.5</i>	<i>8.4</i>
Alterations and additions to residential buildings	0.9	2.2	1.1	1.0	—	—	—
Hotels, etc.	1.7	2.1	2.1	0.1	—	—	—
Shops	20.9	4.0	2.1	6.9	0.1	0.1	2.0
Factories	6.5	5.7	5.1	4.6	0.2	1.0	0.7
Offices	57.0	27.5	20.2	52.0	4.4	1.8	2.2
Other business premises	37.1	94.5	73.2	95.5	0.7	3.1	5.7
Educational	218.9	162.3	115.2	124.4	7.4	6.9	9.3
Religious	—	0.5	0.5	—	—	—	—
Health	30.8	60.4	55.6	76.9	41.9	0.6	6.6
Entertainment and recreational	58.3	73.3	67.6	29.2	1.1	3.9	0.7
Miscellaneous	61.5	87.8	79.7	108.0	6.1	4.1	4.8
<i>Total non-residential building</i>	<i>492.6</i>	<i>518.2</i>	<i>421.2</i>	<i>497.5</i>	<i>61.7</i>	<i>21.5</i>	<i>32.0</i>
Total	637.6	592.5	479.2	581.3	69.7	35.0	40.5
TOTAL							
New houses	2,891.5	2,227.1	1,631.6	1,773.1	155.3	179.9	192.0
New other residential buildings	1,109.3	664.4	413.4	618.6	58.0	68.5	77.3
<i>Total new residential building</i>	<i>4,000.7</i>	<i>2,891.5</i>	<i>2,045.0</i>	<i>2,391.7</i>	<i>213.3</i>	<i>248.4</i>	<i>269.4</i>
Alterations and additions to residential buildings	240.9	249.9	190.5	195.4	14.9	17.2	19.4
Hotels, etc.	188.3	234.5	132.7	255.9	61.4	50.2	32.7
Shops	561.8	515.8	394.8	417.3	26.5	18.7	18.1
Factories	117.2	257.4	151.2	112.2	10.5	17.0	10.2
Offices	205.1	213.8	157.8	155.1	10.7	6.8	18.4
Other business premises	280.6	356.4	276.2	238.9	15.1	14.2	21.9
Educational	281.5	230.3	169.2	190.7	12.3	10.8	13.6
Religious	14.0	13.9	7.7	6.6	0.2	0.7	—
Health	84.5	150.3	128.6	145.9	45.7	8.0	16.5
Entertainment and recreational	209.4	170.5	147.7	113.7	12.9	7.5	4.3
Miscellaneous	121.1	183.1	152.6	141.8	7.0	6.3	8.3
<i>Total non-residential building</i>	<i>2,063.5</i>	<i>2,326.0</i>	<i>1,718.6</i>	<i>1,778.1</i>	<i>202.2</i>	<i>140.2</i>	<i>144.1</i>
Total	6,305.1	5,467.4	3,954.0	4,365.2	430.3	405.8	432.8

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

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.												
1997 — January	8	0.6	2	0.7	1	0.6	2	4.4	2	55.0	15	61.4
February	4	0.4	5	1.8	2	1.4	4	6.2	2	40.4	17	50.2
March	2	0.2	3	0.8	2	1.4	3	7.9	3	22.5	13	32.7
SHOPS												
1997 — January	40	4.2	19	5.6	5	2.7	2	6.6	1	7.5	67	26.5
February	46	4.4	12	3.3	2	1.4	5	9.7	—	—	65	18.7
March	33	3.3	10	3.1	5	2.9	3	3.8	1	5.0	52	18.1
FACTORIES												
1997 — January	10	1.1	13	3.8	4	3.0	2	2.6	—	—	29	10.5
February	10	1.1	8	2.4	6	4.1	5	9.4	—	—	29	17.0
March	20	2.3	6	1.9	5	3.6	1	2.4	—	—	32	10.2
OFFICES												
1997 — January	21	1.9	10	2.6	3	2.0	2	4.2	—	—	36	10.7
February	16	1.6	10	3.0	2	1.1	1	1.2	—	—	29	6.8
March	27	2.7	4	1.2	3	1.9	2	6.1	1	6.5	37	18.4
OTHER BUSINESS PREMISES												
1997 — January	22	1.9	13	3.9	5	3.3	3	6.1	—	—	43	15.1
February	19	1.8	11	3.7	7	4.3	2	4.4	—	—	39	14.2
March	21	2.2	11	3.3	7	4.4	4	7.0	1	5.0	44	21.9
EDUCATIONAL												
1997 — January	10	1.1	4	1.4	4	2.4	1	1.8	1	5.5	20	12.3
February	7	0.8	24	6.9	3	1.7	1	1.3	—	—	35	10.8
March	13	1.6	5	1.4	4	2.6	5	8.1	—	—	27	13.6
RELIGIOUS												
1997 — January	2	0.2	—	—	—	—	—	—	—	—	2	0.2
February	1	0.2	2	0.6	—	—	—	—	—	—	3	0.7
March	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1997 — January	2	0.2	4	1.3	—	—	2	6.2	1	38.0	9	45.7
February	4	0.5	3	1.0	1	0.5	—	—	1	6.0	9	8.0
March	2	0.1	1	0.3	4	2.5	3	8.5	1	5.0	11	16.5
ENTERTAINMENT AND RECREATIONAL												
1997 — January	7	0.8	4	1.5	1	0.8	2	3.6	1	6.2	15	12.9
February	6	0.7	2	0.6	2	1.2	3	5.1	—	—	13	7.5
March	7	0.6	3	1.1	2	1.4	1	1.2	—	—	13	4.3
MISCELLANEOUS												
1997 — January	7	0.6	2	0.5	—	—	—	—	1	5.9	10	7.0
February	8	1.1	6	1.9	2	1.7	1	1.7	—	—	17	6.3
March	15	1.9	6	1.9	5	3.0	1	1.5	—	—	27	8.3
TOTAL NON-RESIDENTIAL BUILDING												
1997 — January	129	12.6	71	21.3	23	14.8	16	35.4	7	118.1	246	202.2
February	121	12.5	83	25.0	27	17.2	22	39.0	3	46.4	256	140.2
March	140	15.0	49	15.0	37	23.7	23	46.4	7	44.0	256	144.1

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, MARCH 1997

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	882	81	112	193	11	12	48	71	264	1,146
Moreton	484	57	26	83	—	61	443	504	587	1,071
Wide Bay-Burnett	133	4	—	4	—	—	—	—	4	137
Darling Downs	70	21	—	21	—	—	—	—	21	91
South West	2	—	—	—	—	—	—	—	—	2
Fitzroy	62	10	—	10	—	—	—	—	10	72
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	59	—	6	6	—	11	—	11	17	76
Northern	66	6	—	6	14	—	—	14	20	86
Far North	103	19	6	25	12	12	—	24	49	152
North West	9	—	—	—	—	—	—	—	—	9
Queensland	1,870	198	150	348	37	96	491	624	972	2,842
VALUE (\$'000)										
Brisbane	91,534	4,427	9,096	13,522	850	660	5,850	7,360	20,882	112,417
Moreton	51,864	3,342	3,550	6,892	—	3,070	35,900	38,970	45,862	97,726
Wide Bay-Burnett	11,075	442	—	442	—	—	—	—	442	11,517
Darling Downs	6,993	1,953	—	1,953	—	—	—	—	1,953	8,945
South West	206	—	—	—	—	—	—	—	—	206
Fitzroy	6,380	710	—	710	—	—	—	—	710	7,089
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	6,060	—	510	510	—	880	—	880	1,390	7,450
Northern	7,659	424	—	424	975	—	—	975	1,399	9,058
Far North	9,728	1,860	300	2,160	503	2,000	—	2,503	4,663	14,391
North West	550	—	—	—	—	—	—	—	—	550
Queensland	192,049	13,158	13,456	26,613	2,328	6,610	41,750	50,688	77,302	269,351

(a) Excluding Conversions, etc.

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

Period	Double brick (b) (c)	Brick veneer (b)	Timber	Fibre cement	Other	Total
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
1995-96	4,894	13,936	1,739	1,003	1,249	22,821
1995-96						
July-March	4,118	9,699	1,310	806	912	16,845
1996-97						
July-March	1,676	12,813	1,312	586	1,050	17,437
1996—						
January	505	780	99	62	81	1,527
February	408	1,066	136	92	87	1,789
March	494	1,098	124	86	119	1,921
April	288	1,488	150	63	107	2,096
May	259	1,407	189	69	95	2,019
June	229	1,342	90	65	135	1,861
July	494	1,322	168	75	146	2,205
August	297	1,393	178	55	123	2,046
September	265	1,360	169	63	106	1,963
October	113	1,850	157	81	111	2,312
November	106	1,610	163	52	118	2,049
December	158	1,183	99	55	124	1,619
1997—						
January	102	1,211	120	51	85	1,569
February	77	1,392	118	84	133	1,804
March	64	1,492	140	70	104	1,870

(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,
MARCH 1997

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	882	91,534	264	20,882	1,146	112,417	9,915	73,808	196,140
Moreton	484	51,864	587	45,862	1,071	97,726	3,887	37,382	138,994
Wide Bay-Burnett	133	11,075	4	442	137	11,517	693	3,004	15,214
Darling Downs	70	6,993	21	1,953	91	8,945	1,260	7,892	18,097
South West	2	206	—	—	2	206	177	—	383
Fitzroy	62	6,380	10	710	72	7,089	990	1,617	9,696
Central West	—	—	—	—	—	—	15	900	915
Mackay	59	6,060	17	1,390	76	7,450	253	7,052	14,756
Northern	66	7,659	20	1,399	86	9,058	615	3,846	13,519
Far North	103	9,728	49	4,663	152	14,391	1,427	7,087	22,905
North West	9	550	—	—	9	550	154	1,479	2,183
Queensland	1,870	192,049	972	77,302	2,842	269,351	19,385	144,067	432,802
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	226	24,184	492	36,832	718	61,016	2,069	15,215	78,300
Sunshine Coast	167	18,969	95	9,030	262	27,999	855	20,755	49,609
Bundaberg	18	1,581	4	442	22	2,023	37	289	2,349
Gladstone	13	1,337	2	171	15	1,508	201	758	2,467
Rockhampton	16	1,721	2	162	18	1,883	379	434	2,696
Mackay	35	3,664	6	510	41	4,174	129	2,046	6,349
Townsville	48	5,364	20	1,399	68	6,764	279	2,641	9,684
Cairns	50	4,606	35	4,000	85	8,606	603	4,721	13,930

(a) Excluding *Conversions, etc.* (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 (a), MARCH 1997

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)	31	2,803	—	—	31	2,803	196	634	3,633
Boonah (S)	3	322	—	—	3	322	165	—	487
Brisbane (C)	454	50,545	248	19,521	702	70,066	8,164	52,444	130,674
Caboolture (S)	77	6,756	4	385	81	7,141	190	2,361	9,692
Caloundra (C)	51	4,942	—	—	51	4,942	675	5,725	11,343
Esk (S)	7	606	—	—	7	606	20	112	738
Gatton (S)	5	514	—	—	5	514	119	134	766
Gold Coast (C)	245	25,681	496	37,032	741	62,714	2,199	15,715	80,628
Ipswich (C)	50	4,259	2	164	52	4,422	253	10,411	15,086
Kilcoy (S)	2	209	—	—	2	209	—	—	209
Laidley (S)	4	306	—	—	4	306	113	—	418
Logan (C)	64	5,887	—	—	64	5,887	333	1,948	8,167
Maroochy (S)	105	10,847	95	9,030	200	19,877	285	15,545	35,708
Noosa (S)	58	8,083	—	—	58	8,083	347	200	8,631
Pine Rivers (S)	97	10,230	—	—	97	10,230	16	1,479	11,724
Redcliffe (C)	12	1,081	—	—	12	1,081	325	2,484	3,890
Redland (S)	101	10,327	6	613	107	10,941	402	1,997	13,340
Brisbane and Moreton (SDs)	1,366	143,398	851	66,745	2,217	210,143	13,802	111,189	335,134
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	15	1,316	4	442	19	1,758	23	289	2,070
Burnett (S)	9	822	—	—	9	822	14	—	836
Cooloola (S)	26	2,167	—	—	26	2,167	144	110	2,421
Gayndah (S)	—	—	—	—	—	—	22	120	142
Hervey Bay (C)	42	3,665	—	—	42	3,665	228	1,590	5,484
Isis (S)	4	324	—	—	4	324	42	75	441
Kingaroy (S)	3	460	—	—	3	460	—	700	1,160
Kolan (S)	3	179	—	—	3	179	25	—	204
Maryborough (C)	13	940	—	—	13	940	27	—	967
Minam Vale (S)	10	651	—	—	10	651	39	—	691
Mundubbera (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	1	75	—	—	1	75	45	—	120
Tiaro (S)	2	104	—	—	2	104	62	—	166
Other areas	5	372	—	—	5	372	22	120	513
Wide Bay-Burnett (SD)	133	11,075	4	442	137	11,517	693	3,004	15,214

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), MARCH 1997—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)	2	266	—	—	2	266	61	—	327
Chinchilla (S)	—	—	—	—	—	—	90	180	270
Clifton (S)	—	—	—	—	—	—	—	121	121
Crow's Nest (S)	7	748	—	—	7	748	136	1,109	1,994
Dalby (T)	5	475	—	—	5	475	40	198	713
Goondiwindi (T)	2	212	—	—	2	212	42	—	254
Jondaryan (S)	8	915	—	—	8	915	91	188	1,194
Millmerran (S)	3	254	—	—	3	254	—	—	254
Pittsworth (S)	—	—	—	—	—	—	22	111	133
Rosalie (S)	2	226	—	—	2	226	77	—	302
Stanthorpe (S)	2	152	5	367	7	519	59	153	731
Tara (S)	—	—	—	—	—	—	24	—	24
Toowoomba (C)	29	2,892	16	1,586	45	4,478	502	5,617	10,596
Wambo (S)	—	—	—	—	—	—	—	100	100
Warwick (S)	8	560	—	—	8	560	116	115	791
Other areas	2	293	—	—	2	293	—	—	293
Darling Downs (SD)	70	6,993	21	1,953	91	8,945	1,260	7,892	18,097
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	—	—	—	—	—	—	—	—	—
Roma (T)	1	134	—	—	1	134	—	—	134
Other areas	1	72	—	—	1	72	177	—	249
South West (SD)	2	206	—	—	2	206	177	—	383
FITZROY STATISTICAL DIVISION									
Banana (S)	1	94	—	—	1	94	110	—	204
Calliope (S)	7	719	—	—	7	719	131	—	850
Duarina (S)	1	65	—	—	1	65	—	—	65
Emerald (S)	4	529	2	141	6	670	21	100	791
Fitzroy (S)	7	392	—	—	7	392	32	—	424
Gladstone (C)	6	618	2	171	8	789	70	758	1,617
Livingstone (S)	25	2,539	4	235	29	2,774	204	325	3,304
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	11	1,423	2	162	13	1,585	367	434	2,386
Other areas	—	—	—	—	—	—	55	—	55
Fitzroy (SD)	62	6,380	10	710	72	7,089	990	1,617	9,696
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	—	500	500
Other areas	—	—	—	—	—	—	15	400	415
Central West (SD)	—	—	—	—	—	—	15	900	915

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), MARCH 1997 — 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	90	—	—	1	90	47	467	604
Broadsound (S)	—	—	—	—	—	—	—	—	—
Mackay (C)	36	3,954	6	510	42	4,464	129	2,046	6,639
Sarina (S)	5	398	—	—	5	398	18	—	417
Whitsunday (S)	11	850	11	880	22	1,730	42	4,389	6,160
Other areas	6	768	—	—	6	768	17	150	935
Mackay (SD)	59	6,060	17	1,390	76	7,450	253	7,052	14,756
NORTHERN STATISTICAL DIVISION									
Bowen (S)	5	730	—	—	5	730	41	357	1,128
Burdekin (S)	3	317	—	—	3	317	91	132	540
Charters Towers (C)	2	194	—	—	2	194	28	—	222
Dalrymple (S)	2	145	—	—	2	145	—	508	653
Hinchinbrook (S)	2	280	—	—	2	280	129	208	617
Thuringowa (C)	34	3,748	6	424	40	4,172	124	—	4,297
Townsville (C)	18	2,244	14	975	32	3,220	201	2,641	6,062
Northern (SD)	66	7,659	20	1,399	86	9,058	615	3,846	13,519
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	6	579	—	—	6	579	15	249	843
Cairns (C)	53	5,178	35	4,000	88	9,178	617	4,721	14,516
Cardwell (S)	4	353	—	—	4	353	153	—	506
Cook (S) (including Weipa)	8	815	—	—	8	815	—	—	815
Douglas (S)	4	323	—	—	4	323	45	—	368
Eacham (S)	1	89	—	—	1	89	43	66	198
Johnstone (S)	8	656	—	—	8	656	157	377	1,191
Mareeba (S)	12	1,074	12	503	24	1,577	320	455	2,352
Torres (S)	—	—	2	160	2	160	38	—	198
Other areas	7	660	—	—	7	660	39	1,219	1,918
Far North (SD)	103	9,728	49	4,663	152	14,391	1,427	7,087	22,905
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	17	—	17
Cloncurry (S)	6	275	—	—	6	275	25	1,090	1,390
Mount Isa (C)	3	275	—	—	3	275	112	389	776
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	9	550	—	—	9	550	154	1,479	2,183
QUEENSLAND									
Queensland	1,870	192,049	972	77,302	2,842	269,351	19,385	144,067	432,802

(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;
- (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 town-houses, 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 Tables 1 and 10 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. 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:* a 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

detached 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 (ASGC)

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

28. The 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 local government areas cross the contiguous boundary of these two statistical divisions.

29. 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 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 around urban centres with a population of 25,000 or more outside the capital city SD.

32. From July 1996 the statistics reflect the changes made to the ASGC spatial units. Further details are:

- (a) Sunshine Coast Statistical District has been enlarged as a result of transfer of 16.24 sq km from Maroochy (S)-Pt B to Maroochy (S)-Coastal North. There are consequential changes to Sunshine Coast SSD and Moreton SD Bal SSD.
- (b) There were changes to SLA boundaries in Brisbane (C). The SLAs affected are Anstead and Bellbowrie. There has also been a minor adjustment to the boundary between the SLAs of Ellen Grove and Doolandella-Forest Lake.
- (c) There were changes to SLA boundaries in Logan (C). The SLAs affected are Browns Plains, Carbrook-Cornubia, Greenbank - Pt B, Kingston, Loganholme, Marsden, Waterford West and Logan (C) Bal.
- (d) There were changes to SLA boundaries in Redland (S). The SLAs affected are Alexandra Hills, Birkdale and Wellington Point.

- (e) The LGA of Caboolture (S) previously consisted of two SLAs - Caboolture (S) - Pt A, and Caboolture (S) - Pt B. The SLA of Caboolture (S) - Pt A has been split into seven SLAs. The new SLAs for Caboolture (S) - Pt A are: Bribie Island, Burpengary-Narangba, Caboolture (S) - Central, Caboolture (S) - East, Deception Bay, Morayfield and Caboolture (S) Bal in BSD. The area and name of Caboolture (S) - Pt B will remain unchanged.
- (f) The LGA of Cairns (C) previously consisted of two SLAs - Cairns (C) - Pt A, and Cairns (C) - Pt B. The SLA of Cairns (C) - Pt A has been split into seven SLAs. The new SLAs for Cairns (C) - Pt A are: Cairns (C) - Barron, Cairns (C) - Central Suburbs, Cairns (C) - City, Cairns (C) - Mt Whitfield, Cairns (C) - Northern Suburbs, Cairns (C) - Trinity and Cairns (C) - Western Suburbs. The area and name of Cairns (C) - Pt B is unchanged.
- (g) The LGA of Caloundra (C) previously consisted of two SLAs - Caloundra (C) - Pt A, and Caloundra (C) - Pt B. The SLA of Caloundra (C) - Pt A has been split into three SLAs and the existing Caloundra (C) - Pt B into two SLAs. The new SLAs for Caloundra (C) - Pt A are: Caloundra (C) - Caloundra N, Caloundra (C) - Caloundra S and Caloundra (C) - Kawana. The new SLAs for Caloundra (C) - Pt B are: Caloundra (C) - Hinterland and Caloundra (C) - Rail Corridor.
- (h) The LGA of Ipswich (C) previously consisted of seven SLAs - Bellbird Park, Camira, Ipswich (C) - Central, Karalee, Ipswich (C) Bal in BSD - Nth and Ipswich (C) Bal in BSD - Sth in the Brisbane Statistical Division (BSD), and Ipswich (C) - Pt B in the Moreton Statistical Division. The six existing BSD SLAs have been redistributed into three new SLAs and Ipswich (C) - Pt B has been split into two SLAs. The new BSD SLAs are Ipswich (C) - Central, Ipswich (C) - East and Ipswich (C) - North. The new SLAs for Ipswich (C) - Pt B are: Ipswich (C) - South-West and Ipswich (C) - West.
- (i) The LGA of Maroochy (S) previously consisted of two SLAs - Maroochy (S) - Pt A, and Maroochy (S) - Pt B. The SLA of Maroochy (S) - Pt A has been split into six SLAs. The new SLAs for Maroochy (S) - Pt A are: Maroochy (S) - Buderim, Maroochy (S) - Coastal North (includes 16.24 sq km transferred from Maroochy (S) - Pt B), Maroochy (S) - Maroochydore, Maroochy (S) - Mooloolaba, Maroochy (S) - Nambour and Maroochy (S) Bal in S C'st SSD. The reduced area of Maroochy (S) - Pt B has been renamed Maroochy (S) Bal.
- (j) The LGA of Noosa (S) previously consisted of two SLAs - Noosa (S) - Pt A, and Noosa (S) - Pt B. The SLA of Noosa (S) - Pt A has been split into three SLAs. The new SLAs for Noosa (S) - Pt A are: Noosa (S) - Noosa-Noosaville, Noosa (S) - Sunshine-Peregian and Noosa (S) - Tewantin. Noosa (S) - Pt B has been renamed Noosa (S) Bal.
- (k) The LGA of Redcliffe (C) has been split into four SLAs. The new SLAs for Redcliffe (C) are Clontarf, Margate-Woody Point, Redcliffe-Scarborough and Rothwell-Kippa-Ring.
- (l) The current LGA/SLA of Toowoomba (C) has been split into five smaller SLAs. These new SLAs will form a new Toowoomba City SSD within the Darling Downs SD. The new SLAs are: Toowoomba (C) - Central, Toowoomba (C) - North-East, Toowoomba (C) - North-West, Toowoomba (C) - South-East and Toowoomba (C) - West.
- (m) The SLA of Gold Coast (C) - Pt B Bal has been split to form two new SLAs, Coomera-Cedar Creek and Guanaba-Currumbin Valley.
- (n) The boundaries of the SLAs of Cooloola (S) (excluding Gympie) and Cooloola (S) - Gympie only were amended by the transfer of part of Cooloola (S) (excluding Gympie) to Cooloola (S) - Gympie only.
- (o) The boundaries of the SLAs of Mackay (C) - Pt A and Mackay (C) - Pt B were amended by the transfer of part of Mackay (C) - Pt B and Mackay (C) - Pt A. There were consequential changes to Mackay City Part A SSD and Mackay SD Bal SSD, as well as an enlargement of Mackay Statistical District. 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) - issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, Queensland (8741.3) - issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) - issued quarterly
Building Activity, Queensland (8752.3) - issued quarterly
Housing Finance for Owner Occupation, Australia (5609.0) - issued monthly
Price Index of Materials Used in House Building (6408.0) - issued monthly

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 (including null cells)
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 n.a. not available
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36. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

BRIAN DOYLE
 Regional Director
 Queensland

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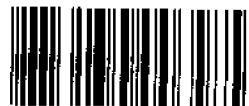
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