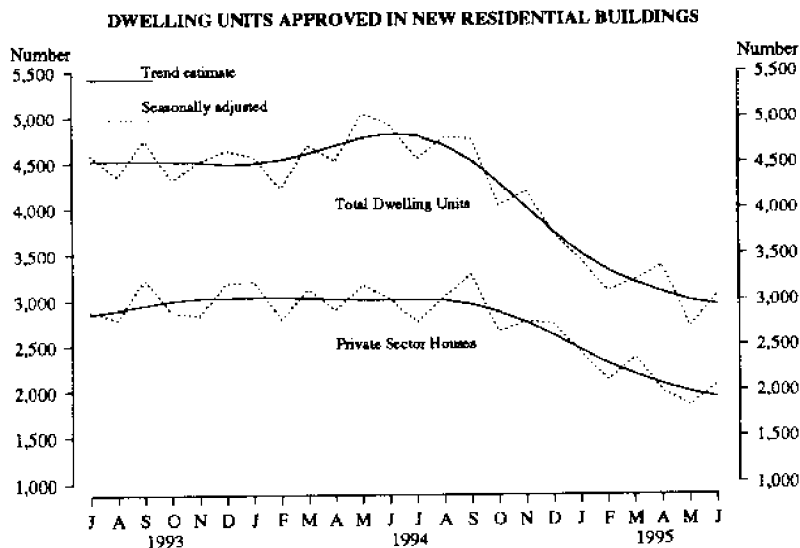


BUILDING APPROVALS, QUEENSLAND, JUNE 1995

SUMMARY OF FINDINGS



Dwelling units

- The trend estimate for total dwelling units approved continued its downward path in June 1995. The June 1995 figure was a decrease of 1.6 per cent on the revised figure for May 1995 and 38.9 per cent lower than the corresponding figure from June 1994.
- The trend estimate for private sector houses was 1,921, a 3.0 per cent drop on the May 1995 figure. However, it will only take an increase of 1.9 per cent in the seasonally adjusted estimate for this trend estimate to reverse direction in July 1995.
- The seasonally adjusted estimates of the number of dwelling units approved rose by 13.2 per cent in June 1995 while the estimate for private sector houses rose 12.8 per cent.
- In original figures, the number of dwelling units approved in June 1995 was 3,271, which was an increase of 4.1 per cent on the May 1995 figure. Of this total, the private sector accounted for 2,046 houses and 985 other residential buildings.
- In 1994-95 there were 45,198 dwelling units approved in Queensland of which 18,991 were within the Brisbane Statistical Division (BSD). The Queensland total for 1994-95 was 18.1 per cent lower than the 55,192 approved in 1993-94.

Value of residential building

- The value of new residential building approved in June 1995 was \$288.4 million, a slight increase on last month's figure of \$285.3 million.
- In 1994-95 the value of new residential building approved fell to \$4,000.7 million from the \$4,591.0 million approved in 1993-94.

Value of non-residential building

- The value of non-residential building approved in June 1995 was \$398.3 million. There were 12 projects in the \$5 million and over category that accounted for \$288.4 million of the non-residential building approved. Of the total, hotels, etc. accounted for \$129.0 million, entertainment and recreational \$103.9 million and shops \$55.3 million.
- The value of non-residential building approved for 1994-95 was \$2,063.5 million which was a 17.1 per cent rise on 1993-94.

Value of total building

- The value of total building approved in June 1995 was \$706.4 million while the value for alterations and additions was \$19.7 million.
- The total value of building approved for 1994-95 was \$6,305.1 million which was a 4.2 per cent drop on 1993-94.

INQUIRIES

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

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

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

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

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (July 1995) 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 7% in July 1995, the trend estimate for that month would be 2,031, a movement of 0.7%. The movements in the trend estimates for April, May and June which are currently estimated to be -4.9%, -4.3% and -3.0% respectively, would be revised to -3.8%, -2.3% and -1.0%. On the other hand, a 7% seasonally adjusted decline in the number of private sector houses approved in July 1995 would produce a trend estimate for June of 1,912, a movement of -1.3%, with the movements in the trend estimates for April, May and June being revised to -4.6%, -3.7% and -2.8% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if July 1995 seasonally adjusted estimate			
			is up 7% on June 1995		is down 7% on June 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
January	2,449	-6.4	2,442	-6.6	2,447	-6.4
February	2,298	-6.2	2,283	-6.5	2,293	-6.3
March	2,175	-5.4	2,167	-5.1	2,172	-5.3
April	2,068	-4.9	2,084	-3.8	2,072	-4.6
May	1,980	-4.3	2,036	-2.3	1,995	-3.7
June	1,921	-3.0	2,017	-1.0	1,938	-2.8
July	n.y.a.	n.y.a.	2,031	0.7	1,912	-1.3

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if July 1995 seasonally adjusted estimate			
			is up 7% on June 1995		is down 7% on June 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
January	3,756	-6.4	3,497	-6.7	3,506	-6.5
February	3,522	-6.2	3,302	-5.6	3,317	-5.4
March	3,332	-5.4	3,181	-3.7	3,188	-3.9
April	3,175	-4.7	3,105	-2.4	3,086	-3.2
May	3,045	-4.1	3,065	-1.3	3,000	-2.8
June	2,925	-4.0	3,052	-0.4	2,930	-2.3
July	n.y.a.	n.y.a.	3,063	-0.4	2,880	-1.7

TABLE 1 — NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION										
1992-93	13,770	286	14,056	5,973	653	6,626	48	19,791	939	20,730
1993-94	14,471	302	14,773	6,590	508	7,098	131	21,192	810	22,002
1994-95	12,385	208	12,593	5,777	543	6,320	78	18,240	751	18,991
<i>1994—</i>										
April	1,024	15	1,039	577	22	599	—	1,601	37	1,638
May	1,506	48	1,554	556	73	629	4	2,066	121	2,187
June	1,229	25	1,254	342	158	500	4	1,575	183	1,758
July	1,190	9	1,199	688	12	700	10	1,888	21	1,909
August	1,443	7	1,450	904	103	1,007	4	2,351	110	2,461
September	1,366	9	1,375	517	27	544	4	1,887	36	1,923
October	1,167	8	1,175	296	74	370	4	1,467	82	1,549
November	1,239	10	1,249	513	30	543	13	1,765	40	1,805
December	929	13	942	514	16	530	17	1,460	29	1,489
<i>1995—</i>										
January	801	13	814	216	32	248	2	1,019	45	1,064
February	745	13	758	390	46	436	2	1,137	59	1,196
March	1,062	45	1,107	297	76	373	8	1,367	121	1,488
April	691	10	701	532	27	559	1	1,224	37	1,261
May	868	24	892	284	47	331	3	1,155	71	1,226
June	884	47	931	626	53	679	10	1,520	100	1,620
QUEENSLAND										
1992-93	33,155	726	33,881	12,690	1,214	13,904	147	45,992	1,940	47,932
1993-94	35,979	612	36,591	17,193	1,143	18,336	265	53,427	1,765	55,192
1994-95	30,102	539	30,641	13,306	1,061	14,367	190	43,596	1,602	45,198
<i>1994—</i>										
April	2,569	86	2,655	1,322	44	1,366	11	3,901	131	4,032
May	3,543	67	3,610	1,827	154	1,981	17	5,387	221	5,608
June	3,009	84	3,093	1,574	450	2,024	19	4,596	540	5,136
July	2,967	15	2,982	1,496	12	1,508	29	4,492	27	4,519
August	3,396	14	3,410	1,824	103	1,927	15	5,235	117	5,352
September	3,346	29	3,375	1,516	95	1,611	22	4,884	124	5,008
October	2,917	14	2,931	1,123	127	1,250	11	4,051	141	4,192
November	2,987	28	3,015	1,342	40	1,382	24	4,353	68	4,421
December	2,262	28	2,290	872	44	916	19	3,153	72	3,225
<i>1995—</i>										
January	2,804	69	2,873	676	48	724	8	2,688	117	2,805
February	1,922	39	1,961	867	74	941	6	2,795	113	2,908
March	2,424	120	2,544	803	187	990	17	3,243	308	3,551
April	1,760	36	1,796	862	133	995	14	2,636	169	2,805
May	2,071	43	2,114	940	73	1,013	14	3,024	117	3,141
June	2,046	104	2,150	985	125	1,110	11	3,042	229	3,271

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION														
1992-93	1,237.8	22.3	1,260.1	399.5	38.9	438.4	1,637.2	61.2	1,698.4	117.4	447.2	780.0	2,201.7	2,595.9
1993-94	1,334.1	26.1	1,360.2	445.5	32.2	477.7	1,779.6	58.3	1,837.9	125.2	797.6	1,074.0	2,702.4	3,037.2
1994-95	1,177.5	17.8	1,195.3	468.8	57.6	526.4	1,646.3	75.4	1,721.7	129.4	648.6	852.5	2,424.2	2,703.7
1994—														
April	92.3	1.2	93.5	35.1	1.3	36.4	127.4	2.5	129.9	8.6	24.6	28.0	160.6	166.5
May	135.4	3.7	139.0	40.3	4.3	44.6	175.7	7.9	183.6	10.0	50.8	62.4	236.5	256.1
June	118.5	2.4	121.0	21.5	11.1	32.7	140.1	13.6	153.6	10.7	74.8	96.7	225.6	261.0
July	113.6	0.7	114.4	71.6	0.9	72.6	185.3	1.6	186.9	12.8	47.0	53.3	245.1	253.0
August	134.4	0.7	135.1	71.1	29.5	100.6	205.6	30.2	235.7	11.1	86.1	93.0	302.7	339.8
September	126.3	0.9	127.3	37.9	1.6	39.5	164.3	2.5	166.8	11.7	54.3	58.1	230.3	236.6
October	110.6	0.6	111.3	17.1	4.2	21.3	127.7	4.8	132.5	11.8	101.9	143.6	241.4	288.0
November	114.3	0.9	115.3	33.8	1.8	35.6	148.1	2.7	150.9	13.9	31.9	52.4	194.0	217.1
December	87.6	1.1	88.7	37.7	1.0	38.7	125.3	2.1	127.4	10.6	39.4	51.4	175.3	189.4
1995—														
January	77.2	1.0	78.3	14.3	2.2	16.6	91.6	3.3	94.9	8.3	27.0	32.1	126.9	135.2
February	73.5	1.3	74.8	44.4	3.2	47.6	117.9	4.5	122.4	8.7	41.9	82.1	168.5	213.2
March	98.3	3.8	102.1	19.1	5.1	24.2	117.4	8.9	126.3	9.8	46.6	62.0	173.8	198.1
April	66.9	0.9	67.8	70.6	1.6	72.2	137.6	2.5	140.0	8.7	15.4	32.5	161.6	181.2
May	86.1	2.0	88.1	18.6	2.8	21.4	104.7	4.8	109.4	10.9	69.2	91.2	184.7	211.5
June	88.4	3.9	92.3	32.5	3.7	36.2	120.9	7.6	128.5	11.2	88.0	101.0	220.1	240.7
QUEENSLAND														
1992-93	2,830.5	57.8	2,888.3	869.6	71.6	941.2	3,700.1	129.4	3,829.6	212.9	941.8	1,383.9	4,854.6	5,426.3
1993-94	3,200.2	53.3	3,253.5	1,264.1	73.4	1,337.5	4,464.3	126.7	4,591.0	229.2	1,348.4	1,761.6	6,040.9	6,581.8
1994-95	2,841.5	50.0	2,891.5	1,015.2	94.1	1,109.3	3,856.7	144.1	4,000.7	240.9	1,570.9	2,063.5	5,667.5	6,305.1
1994—														
April	227.4	7.2	234.6	86.0	2.7	88.7	313.4	9.9	323.4	16.6	55.6	63.5	385.7	403.4
May	319.8	5.3	325.1	131.3	10.4	141.7	451.1	15.7	466.8	19.9	99.3	145.9	570.3	632.7
June	280.4	7.9	288.3	125.5	30.4	155.9	405.9	38.3	444.1	19.9	126.6	161.0	551.5	625.1
July	277.0	1.4	278.4	125.5	0.9	126.5	402.5	2.3	404.9	22.2	98.6	138.7	523.3	565.8
August	313.9	1.3	315.1	134.6	29.5	164.1	448.4	30.8	479.2	21.2	123.4	144.9	593.1	645.3
September	308.9	2.5	311.4	112.9	6.0	118.9	421.8	8.5	430.3	22.3	98.3	114.1	542.4	566.7
October	272.0	1.1	273.1	76.1	7.3	83.3	348.1	8.4	356.4	22.9	150.0	213.8	520.8	593.2
November	276.7	2.6	279.4	87.5	2.6	90.1	364.2	5.2	369.4	25.2	108.6	148.7	498.0	543.3
December	207.0	2.4	209.4	64.5	2.9	67.5	271.6	5.3	276.9	17.3	78.6	113.7	367.4	408.0
1995—														
January	190.4	5.9	196.2	50.2	3.3	53.5	240.6	9.1	249.7	14.7	107.3	133.4	362.6	397.9
February	185.1	5.0	190.1	80.3	5.0	85.4	265.4	10.0	275.4	16.8	96.5	140.8	378.5	433.0
March	229.3	11.0	240.3	55.9	12.9	68.8	285.2	23.9	309.1	19.7	157.8	181.5	462.7	510.3
April	171.0	3.4	174.4	92.0	9.2	101.3	263.0	12.6	275.7	16.8	43.8	78.7	323.1	371.1
May	205.8	3.7	209.5	71.1	4.7	75.8	276.8	8.4	285.3	22.0	194.5	256.8	493.2	564.1
June	204.5	9.7	214.2	64.5	9.7	74.2	269.0	19.4	288.4	19.7	313.6	398.3	602.4	706.4

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
	1994 ..							
April	2,894	3,013	2,984	3,058	4,239	4,495	4,525	4,699
May	3,176	3,005	3,224	3,055	4,690	4,560	5,042	4,777
June	3,008	3,007	3,037	3,058	4,834	4,628	4,921	4,821
July	2,766	3,012	2,831	3,058	4,289	4,657	4,550	4,800
August	3,035	3,001	3,070	3,040	4,754	4,605	4,777	4,699
September	3,285	2,955	3,334	2,987	4,780	4,447	4,762	4,522
October	2,660	2,877	2,686	2,909	4,003	4,200	4,037	4,282
November	2,769	2,762	2,744	2,801	4,007	3,898	4,197	4,015
December	2,738	2,615	2,820	2,662	3,566	3,586	3,726	3,749
1995...								
January	2,410	2,449	2,498	2,504	3,153	3,312	3,438	3,510
February	2,119	2,298	2,145	2,358	2,937	3,117	3,099	3,325
March	2,366	2,175	2,493	2,235	3,158	3,000	3,225	3,191
April	1,985	2,068	1,989	2,128	2,939	2,921	3,372	3,082
May	1,835	1,980	1,860	2,040	2,669	2,867	2,700	2,991
June	2,070	1,921	2,175	1,978	3,076	2,857	3,056	2,944

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	2,358.5	2,416.9	706.9	3,123.8	192.9	1,121.4	1,590.3	4,302.6	4,907.0
1992-93	2,583.8	2,636.3	985.0	3,621.2	194.3	966.4	1,419.0	4,664.7	5,234.6
1993-94	2,869.4	2,917.2	1,377.3	4,294.5	205.5	1,360.8	1,777.3	5,747.7	6,277.4
1993—									
Dec. qtr	703.1	716.5	311.3	1,027.8	52.1	298.4	539.1	1,361.1	1,619.0
1994—									
Mar. qtr	661.7	669.9	367.0	1,036.9	45.7	272.1	304.6	1,342.8	1,387.2
June qtr	740.2	758.5	394.6	1,153.1	50.5	282.1	371.1	1,424.9	1,574.8
Sept. qtr	799.0	803.6	415.7	1,219.4	58.4	319.7	396.9	1,559.0	1,674.7
Dec. qtr	665.2	670.7	243.1	913.8	57.6	335.1	473.5	1,291.9	1,444.8
1995—									
Mar. qtr	529.6	548.7	208.6	757.3	44.8	358.6	452.1	1,122.9	1,254.2

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

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

Class of building	1992-93	1993-94	1994-95	1995			
				March	April	May	June
PRIVATE SECTOR							
New houses	2,830.5	3,200.2	2,841.5	229.3	171.0	205.8	204.5
New other residential buildings	869.6	1,264.1	1,015.2	55.9	92.0	71.1	64.5
<i>Total new residential building</i>	<i>3,700.1</i>	<i>4,464.3</i>	<i>3,856.7</i>	<i>285.2</i>	<i>263.0</i>	<i>276.8</i>	<i>269.0</i>
Alterations and additions to residential buildings	212.7	228.1	240.0	19.7	16.3	22.0	19.7
Hotels, etc.	37.3	302.1	186.6	4.0	1.6	9.1	129.0
Shops	314.0	332.1	540.9	69.6	12.6	80.6	55.0
Factories	87.7	109.8	110.7	7.9	3.4	12.2	19.6
Offices	89.4	160.9	148.2	19.7	5.0	15.6	10.0
Other business premises	170.6	153.0	243.5	27.2	8.9	40.1	25.9
Educational	44.9	66.4	62.5	7.4	2.9	2.8	5.1
Religious	17.0	14.3	14.0	2.9	1.7	1.9	0.3
Health	49.9	59.7	53.7	5.8	0.5	7.2	1.4
Entertainment and recreational	48.8	78.1	151.1	9.4	3.1	12.7	62.8
Miscellaneous	82.1	72.0	59.6	4.0	4.2	12.3	4.5
<i>Total non-residential building</i>	<i>941.8</i>	<i>1,348.4</i>	<i>1,570.9</i>	<i>157.8</i>	<i>43.8</i>	<i>194.5</i>	<i>313.6</i>
Total	4,854.6	6,040.9	5,667.5	462.7	323.1	493.2	602.4
PUBLIC SECTOR							
New houses	57.8	53.3	50.0	11.0	3.4	3.7	9.7
New other residential buildings	71.6	73.4	94.1	12.9	9.2	4.7	9.7
<i>Total new residential building</i>	<i>129.4</i>	<i>126.7</i>	<i>144.1</i>	<i>23.9</i>	<i>12.6</i>	<i>8.4</i>	<i>19.4</i>
Alterations and additions to residential buildings	0.2	1.1	0.9	—	0.5	0.1	—
Hotels, etc.	—	2.3	1.7	—	—	—	—
Shops	1.6	3.3	20.9	0.2	12.8	0.6	0.4
Factories	5.7	4.2	6.5	1.5	3.2	0.1	0.5
Offices	102.5	34.8	57.0	12.3	2.4	16.2	0.9
Other business premises	31.1	186.5	37.1	0.9	3.0	18.1	0.6
Educational	115.6	97.8	218.9	6.9	11.4	24.2	17.8
Religious	—	—	—	—	—	—	—
Health	12.6	42.0	30.8	—	—	—	4.7
Entertainment and recreational	153.4	19.6	58.3	0.3	0.8	2.0	41.2
Miscellaneous	19.7	22.6	61.5	1.7	1.3	1.3	18.6
<i>Total non-residential building</i>	<i>442.2</i>	<i>413.1</i>	<i>492.6</i>	<i>23.7</i>	<i>34.9</i>	<i>62.4</i>	<i>84.6</i>
Total	571.8	540.9	637.6	47.6	48.0	70.9	104.1
TOTAL							
New houses	2,888.3	3,253.5	2,891.5	240.3	174.4	209.5	214.2
New other residential buildings	941.2	1,337.5	1,109.3	68.8	101.3	75.8	74.2
<i>Total new residential building</i>	<i>3,829.6</i>	<i>4,591.0</i>	<i>4,000.7</i>	<i>309.1</i>	<i>275.7</i>	<i>285.3</i>	<i>288.4</i>
Alterations and additions to residential buildings	212.9	229.2	240.9	19.7	16.8	22.0	19.7
Hotels, etc.	37.3	304.4	188.3	4.0	1.6	9.1	129.0
Shops	315.6	335.4	561.8	69.8	25.3	81.2	55.3
Factories	93.4	114.0	117.2	9.4	6.6	12.2	20.1
Offices	191.9	195.7	205.1	31.9	7.4	31.7	10.9
Other business premises	201.7	339.5	280.6	28.1	11.8	58.2	26.5
Educational	160.5	164.2	281.5	14.2	14.3	27.0	23.0
Religious	17.0	14.3	14.0	2.9	1.7	1.9	0.3
Health	62.4	101.7	84.5	5.8	0.5	7.2	6.1
Entertainment and recreational	202.2	97.7	209.4	9.7	3.9	14.7	103.9
Miscellaneous	101.9	94.6	121.1	5.7	5.5	13.6	23.2
<i>Total non-residential building</i>	<i>1,383.9</i>	<i>1,761.6</i>	<i>2,063.5</i>	<i>181.5</i>	<i>78.7</i>	<i>256.8</i>	<i>393.3</i>
Total	5,426.3	6,581.8	6,305.1	510.3	371.1	564.1	706.4

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1995 — April	3	0.4	5	1.2	—	—	—	—	—	—	8	1.6
May	3	0.3	—	—	1	0.7	3	8.1	—	—	7	9.1
June	7	0.7	6	1.6	—	—	1	3.2	3	123.5	17	129.0
SHOPS												
1995 — April	22	2.1	10	3.0	5	3.2	4	7.4	1	9.6	42	25.3
May	49	4.8	14	3.8	7	4.6	4	5.1	4	62.9	78	81.2
June	33	3.3	17	5.0	7	4.1	7	10.3	2	32.6	66	55.3
FACTORIES												
1995 — April	5	0.6	6	2.0	1	0.7	1	3.2	—	—	13	6.6
May	17	1.7	9	2.8	6	4.2	1	3.6	—	—	33	12.2
June	8	0.8	9	2.8	5	3.0	2	3.6	1	10.0	25	20.1
OFFICES												
1995 — April	17	1.7	11	3.4	2	1.3	1	1.0	—	—	31	7.4
May	28	2.8	13	4.3	4	2.5	2	6.1	3	16.0	50	31.7
June	24	2.6	11	3.0	3	1.7	3	3.6	—	—	41	10.9
OTHER BUSINESS PREMISES												
1995 — April	34	3.7	12	3.5	4	2.8	1	1.9	—	—	51	11.8
May	29	2.8	15	4.4	6	4.1	9	25.7	1	21.3	60	58.2
June	30	3.2	15	4.7	4	2.7	8	16.0	—	—	57	26.5
EDUCATIONAL												
1995 — April	7	0.9	10	2.9	2	1.2	1	2.2	1	7.2	21	14.3
May	15	1.9	8	2.3	4	2.3	5	12.8	1	7.7	33	27.0
June	9	1.1	6	1.8	7	4.5	4	9.9	1	5.7	27	23.0
RELIGIOUS												
1995 — April	2	0.2	—	—	—	—	1	1.5	—	—	3	1.7
May	4	0.4	2	0.6	1	1.0	—	—	—	—	7	1.9
June	3	0.3	—	—	—	—	—	—	—	—	3	0.3
HEALTH												
1995 — April	1	0.2	1	0.4	—	—	—	—	—	—	2	0.5
May	2	0.2	—	—	2	1.4	3	5.5	—	—	7	7.2
June	3	0.2	—	—	2	1.2	1	4.7	—	—	6	6.1
ENTERTAINMENT AND RECREATIONAL												
1995 — April	4	0.3	4	0.9	2	1.4	1	1.3	—	—	11	3.9
May	12	1.2	5	1.3	1	0.6	5	11.6	—	—	23	14.7
June	11	0.9	4	0.9	2	1.6	1	1.0	3	99.6	21	103.9
MISCELLANEOUS												
1995 — April	3	0.3	9	3.0	3	2.2	—	—	—	—	15	5.5
May	5	0.7	3	0.9	3	2.1	3	10.0	—	—	14	13.6
June	12	1.2	6	2.1	1	0.6	2	2.3	2	17.0	23	23.2
TOTAL NON-RESIDENTIAL BUILDING												
1995 — April	98	10.4	68	20.3	19	12.8	10	18.5	2	16.8	197	78.7
May	164	16.9	69	20.2	35	23.4	35	88.4	9	107.9	312	256.8
June	140	14.2	74	21.9	31	19.3	29	54.5	12	288.4	286	398.3

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

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Brisbane	931	106	174	280	278	65	56	399	679	1,610
Moreton	470	54	43	97	30	86	.	116	213	683
Wide Bay-Burnett	183	10	.	10	28	.	.	28	38	221
Darling Downs	73	10	4	14	—	—	—	—	14	87
South West	2	—	—	—	—	—	—	—	—	2
Fitzroy	116	6	13	19	—	—	—	—	19	135
Central West	1	—	—	—	—	—	—	—	—	1
Mackay	104	9	9	18	—	—	—	—	18	122
Northern	78	7	2	9	6	18	—	24	33	111
Far North	192	32	44	76	—	9	—	9	85	277
North West	—	4	7	11	—	—	—	—	11	11
Queensland	2,150	238	296	534	342	178	56	576	1,110	3,260
VALUE (\$'000)										
Brisbane	92,289	5,513	9,589	15,101	12,345	3,240	5,500	21,085	36,186	128,474
Moreton	52,688	3,777	7,010	10,787	2,150	8,419	—	10,569	21,356	74,043
Wide Bay-Burnett	13,847	506	—	506	1,662	—	—	1,662	2,168	16,016
Darling Downs	7,139	757	313	1,070	—	—	—	—	1,070	8,209
South West	112	—	—	—	—	—	—	—	—	112
Fitzroy	10,989	376	762	1,138	—	—	—	—	1,138	12,127
Central West	65	—	—	—	—	—	—	—	—	65
Mackay	10,441	611	645	1,256	—	—	—	—	1,256	11,697
Northern	7,673	585	180	765	420	2,500	—	2,920	3,685	11,357
Far North	18,955	1,978	3,697	5,675	—	684	—	684	6,359	25,314
North West	—	317	684	1,000	—	—	—	—	1,000	1,000
Queensland	214,198	14,419	22,879	37,298	16,577	14,843	5,500	36,920	74,218	288,415

(a) Excluding Conversions, etc.

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

Period	Double brick (b) (c)	Brick veneer (b)	Timber	Fibre cement	Other	Total
1992-93	1,927	26,621	3,321	1,517	495	33,881
1993-94	2,156	28,884	3,163	1,540	848	36,591
1994-95	2,485	23,390	2,626	1,287	853	30,641
1994						
April	316	1,966	220	120	33	2,655
May	310	2,804	263	145	88	3,610
June	207	2,404	253	149	80	3,093
July	102	2,403	244	150	83	2,982
August	161	2,726	292	139	92	3,410
September	243	2,620	331	122	59	3,375
October	224	2,278	256	134	39	2,931
November	293	2,336	243	102	41	3,015
December	220	1,689	231	82	68	2,290
1995—						
January	162	1,597	151	83	80	2,073
February	231	1,424	176	80	50	1,961
March	189	2,007	203	92	53	2,544
April	130	1,384	142	83	57	1,796
May	301	1,376	191	117	129	2,114
June	229	1,550	166	103	102	2,150

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

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

Statistical division and statistical district	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
STATISTICAL DIVISION									
Brishane	931	92,289	679	36,186	1,610	128,474	11,194	101,012	240,680
Moreton	470	52,688	213	21,356	683	74,043	2,917	99,352	176,312
Wide Bay-Burnett	183	13,847	38	2,168	221	16,016	1,317	13,084	30,417
Darling Downs	73	7,139	14	1,070	87	8,209	1,117	2,654	11,980
South West	2	112	—	—	2	112	—	—	112
Fitzroy	116	10,989	19	1,138	135	12,127	893	7,410	20,430
Central West	1	65	—	—	1	65	24	—	89
Mackay	104	10,441	18	1,256	122	11,697	662	6,360	18,719
Northern	78	7,673	33	3,685	111	11,357	509	20,185	32,051
Far North	192	18,955	85	6,359	277	25,314	1,054	143,646	170,015
North West	—	—	11	1,000	11	1,000	62	4,570	5,633
Queensland	2,150	214,198	1,110	74,218	3,260	288,415	19,748	398,273	706,437
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	225	26,078	159	17,756	384	43,834	1,199	62,703	107,736
Sunshine Coast	101	13,599	50	3,420	151	17,019	719	34,460	52,198
Bundaberg (c)	42	3,540	9	581	51	4,121	256	8,743	13,121
Gladstone	33	2,948	10	593	43	3,541	263	—	3,804
Rockhampton	29	2,462	2	95	31	2,557	312	2,034	4,903
Mackay	51	5,181	16	1,052	67	6,233	317	5,266	11,816
Townsville (c)	35	3,771	30	3,410	65	7,181	203	19,480	26,864
Cairns	117	11,948	59	4,360	176	16,308	428	140,440	157,176

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

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, JUNE 1995

Local government area	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)
BRISBANE AND MORETON STATISTICAL DIVISIONS (b)									
Albert (S)	227	22,416	47	5,495	274	27,911	1,081	3,292	32,284
Beaudesert (S)	60	6,014	2	80	62	6,094	268	390	6,752
Boonah (S)	4	300	—	—	4	300	28	—	329
Brisbane (C)	371	41,231	609	32,742	980	73,973	8,927	87,413	170,314
Caboolture (S)	108	8,847	4	275	112	9,122	425	692	10,239
Caloundra (C)	37	4,947	6	240	43	5,187	506	1,335	7,027
Esk (S)	14	1,025	—	—	14	1,025	15	—	1,040
Gatton (S)	5	587	—	—	5	587	104	1,405	2,096
Gold Coast (C)	56	8,248	120	12,621	176	20,869	191	59,411	80,471
Ipswich (C)	16	1,108	—	—	16	1,108	225	1,218	2,551
Kilcoy (S)	—	—	—	—	—	—	—	—	—
Laidley (S)	24	1,648	2	100	26	1,748	93	80	1,921
Logan (C)	109	9,239	39	1,568	148	10,806	544	3,405	14,755
Maroochy (S)	65	7,937	32	2,260	97	10,196	479	7,729	18,404
Moreton (S)	64	5,074	—	—	64	5,074	209	3,200	8,483
Noosa (S)	47	5,335	12	920	59	6,255	281	25,986	32,523
Pine Rivers (S)	89	9,093	—	—	89	9,093	349	2,949	12,391
Redcliffe (C)	18	1,574	14	840	32	2,414	221	260	2,895
Redland (S)	87	10,353	5	401	92	10,754	166	1,599	12,519
Brisbane and Moreton (SDs)	1,401	144,976	892	57,541	2,293	202,518	14,111	200,364	416,993
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	32	2,775	9	581	41	3,356	116	8,743	12,215
Burnett (S)	21	1,564	—	—	21	1,564	252	—	1,816
Cooloola (S)	19	1,454	—	—	19	1,454	270	1,090	2,814
Gayndah (S)	—	—	—	—	—	—	—	—	—
Hervey Bay (C)	50	3,999	23	1,309	73	5,308	159	456	5,923
Isis (S)	8	459	—	—	8	459	72	170	701
Kingaroy (S)	3	289	—	—	3	289	—	410	699
Kolan (S)	5	267	—	—	5	267	20	—	287
Maryborough (C)	7	564	6	278	13	842	100	1,545	2,486
Miriam Vale (S)	14	989	—	—	14	989	59	145	1,193
Mundubbera (S)	1	45	—	—	1	45	—	219	264
Nanango (S)	10	567	—	—	10	567	109	240	916
Tiaro (S)	4	140	—	—	4	140	56	—	196
Other areas	9	736	—	—	9	736	105	66	907
Wide Bay-Burnett (SD)	183	13,847	38	2,168	221	16,016	1,317	13,084	30,417

TABLE 10—TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, JUNE 1995—continued

Local government area	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)
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	5	373	—	—	5	373	73	60	506
Chinchilla (S)	3	236	—	—	3	236	66	—	302
Clifton (S)	3	213	—	—	3	213	72	138	423
Crow's Nest (S)	7	738	—	—	7	738	83	—	821
Dalby (T)	2	203	—	—	2	203	68	—	271
Goondiwindi (T)	1	79	2	167	3	246	—	—	246
Jondaryan (S)	5	570	—	—	5	570	17	—	587
Milmeran (S)	—	—	—	—	—	—	17	60	77
Pittsworth (S)	1	84	—	—	1	84	—	—	84
Rosalie (S)	4	224	—	—	4	224	12	—	236
Stanthorpe (S)	3	201	—	—	3	201	70	106	377
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	30	3,327	10	783	40	4,111	340	2,155	6,605
Wambo (S)	—	—	—	—	—	—	—	—	—
Warwick (S)	9	892	2	120	11	1,012	280	135	1,427
Other areas	—	—	—	—	—	—	18	—	18
Darling Downs (SD)	73	7,139	14	1,070	87	8,209	1,117	2,654	11,980
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	1	52	—	—	1	52	—	—	52
Roma (T)	—	—	—	—	—	—	—	—	—
Other areas	1	60	—	—	1	60	—	—	60
South West (SD)	2	112	—	—	2	112	—	—	112
FITZROY STATISTICAL DIVISION									
Banana (S)	1	110	—	—	1	110	162	—	272
Calliope (S)	17	1,403	8	452	25	1,855	69	3,200	5,124
Duarina (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	18	2,176	7	450	25	2,626	61	1,649	4,337
Fitzroy (S)	6	544	—	—	6	544	21	329	893
Gladstone (C)	18	1,669	2	141	20	1,810	194	—	2,004
Livingstone (S)	30	2,865	—	—	30	2,865	94	472	3,431
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	26	2,222	2	95	28	2,317	291	1,760	4,368
Other areas	—	—	—	—	—	—	—	—	—
Fitzroy (SD)	116	10,989	19	1,138	135	12,127	893	7,410	20,430
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	—	—	—
Other areas	1	65	—	—	1	65	24	—	89
Central West (SD)	1	65	—	—	1	65	24	—	89

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, JUNE 1995—continued

Local government area	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)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	1	85	—	—	1	85	60	—	145
Broadsound (S)	2	105	—	—	2	105	—	—	105
Mackay (C)	70	7,206	16	1,052	86	8,258	473	5,266	13,996
Sarina (S)	12	1,118	—	—	12	1,118	—	—	1,118
Whitsunday (S)	16	1,526	2	203	18	1,729	76	277	2,082
Other areas	3	402	—	—	3	402	53	817	1,272
Mackay (SD)	104	10,441	18	1,256	122	11,697	662	6,360	18,719
NORTHERN STATISTICAL DIVISION									
Bowen (S)	5	396	—	—	5	396	38	173	607
Burdekin (S)	6	537	—	—	6	537	148	119	804
Charters Towers (C)	3	288	3	275	6	563	65	—	627
Dalrymple (S)	3	202	—	—	3	202	—	—	202
Hinchinbrook (S)	16	1,484	—	—	16	1,484	54	414	1,952
Thuringowa (C)	36	4,067	10	770	46	4,837	55	1,630	6,522
Townsville (C)	9	699	20	2,640	29	3,339	149	17,850	21,338
Northern (SD)	78	7,673	33	3,685	111	11,357	509	20,185	32,051
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	9	838	6	280	15	1,118	12	500	1,630
Cairns (C)	11	991	27	2,334	38	3,325	183	138,340	141,849
Cardwell (S)	12	1,075	—	—	12	1,075	64	50	1,189
Cook (S) (including Weipa)	8	715	2	140	10	855	—	818	1,672
Douglas (S)	12	1,563	14	1,282	26	2,845	99	464	3,407
Eacham (S)	4	371	—	—	4	371	24	—	395
Johnstone (S)	12	1,070	—	—	12	1,070	161	210	1,440
Mareeba (S)	8	597	—	—	8	597	154	1,088	1,839
Mulgrave (S)	111	11,322	32	2,026	143	13,348	306	2,177	15,831
Torres (S)	1	130	2	259	3	389	—	—	389
Other areas	4	284	2	38	6	322	52	—	374
Far North (SD)	192	18,955	85	6,359	277	25,314	1,054	143,646	170,015
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	—	—	4	317	4	317	—	4,390	4,707
Mount Isa (C)	—	—	7	684	7	684	62	180	925
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	—	—	11	1,000	11	1,000	62	4,570	5,633
QUEENSLAND									
Queensland	2,150	214,198	1,110	74,218	3,260	288,415	19,748	398,273	706,437

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

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (*e.g.* includes 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 Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

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

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

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

Building Classification

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

15. *Functional classification of buildings*: 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. Details of the methods used in seasonally adjusting these statistics are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

Trend Estimates

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

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

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

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.4* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

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

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

30. Statistical divisions, which are groupings of whole or part of LGAs, are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region. 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.

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

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

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

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

Unpublished Data and Related Publications

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

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

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

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

Symbols and Other Usages

— nil or rounded to zero
 r figure or series revised since previous issue
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36. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

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For more information ...

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