

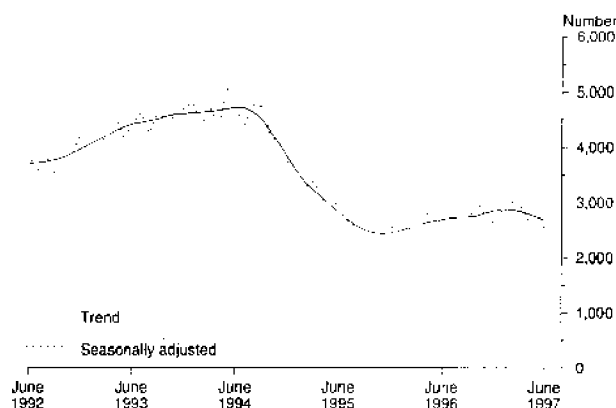
## BUILDING APPROVALS, QUEENSLAND, JUNE 1997

### MAIN FEATURES

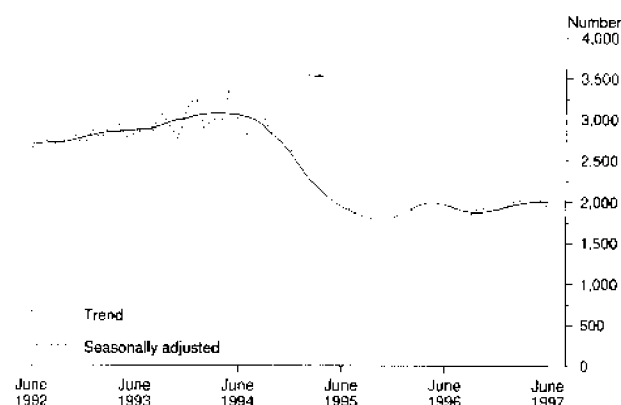
#### NUMBER OF DWELLING UNITS APPROVED

	June 1996	May 1997	June 1997	June 1996 to June 1997 change	May 1997 to June 1997 change
Original series	2,590	3,014	2,546	-1.7%	-15.5%
Seasonally adjusted	2,652	2,762	2,524	-4.8%	-8.6%
Trend estimate	2,697	2,748	2,688	-0.3%	-2.2%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



#### Residential building

- The trend for the total number of dwellings approved fell 2.2% in June continuing the decline that began in March 1997. The trend will continue to fall unless the seasonally adjusted estimate for July increases by more than 24%.
- The trend for private sector houses approved has flattened out this month having previously recorded 7 consecutive periods of growth from October 1996. For growth to resume next month the seasonally adjusted estimate for July must increase by more than 6% (slightly more than the average monthly movement of 5.4%).
- In original terms the total number of dwelling units approved fell by 15.5% to 2,546. Of the total, new private sector houses accounted for 1,880 with other residential dwelling units accounting for 602.
- The value of new residential building approved was \$243.8 million with the Brisbane Statistical Division accounting for \$110.3 million (45%) of this total.
- In 1996-97 33,086 dwellings were approved, 8.7% more than the 30,451 approved in 1995-96.

#### Non-residential building

- The value of non-residential building approved for June was \$128.7 million. Of this total, Shops (\$32.2 million) and Hotels etc. (\$27.2 million) were the categories that contributed most significantly.
- There were 4 projects valued at \$5 million and over and 20 projects valued between \$1 million and \$5 million.

#### Total building

- The value of total building approved in June was \$392.1 million, with activity in most categories of building falling from the previous month.
- The value of total building approved in 1996-97 was \$5,705.8 million, an increase of 4.4% on 1995-96. The value of new residential building approvals increased by 10.4% whereas non-residential building decreased by 3.5%.

**NOTE:** Following further reanalysis of relationships between Australian and State series, and a further reanalysis of seasonal factors, seasonally adjusted and trend series have been revised.

#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 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 to June 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 (July 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 5% in July 1997, the trend estimate for that month would be 2,009, a movement of -0.1%. The movements in the trend estimates for April, May and June which are currently estimated to be 0.7%, 0.3% and 0.0% respectively, would be revised to 0.7%, 0.3% and 0.1%. On the other hand, a 5% seasonally adjusted decline in the number of private sector houses approved in July 1997 would produce a trend estimate for July of 1,921, a movement of -1.6%, with the movements in the trend estimates for April, May and June being revised to 0.1%, -0.8% and -1.3% respectively.

### NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if July 1997 seasonally adjusted estimate			
			is up 5% on June 1997		is down 5% on June 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
January	1,938	1.6	1,938	1.6	1,942	1.8
February	1,966	1.4	1,966	1.4	1,973	1.6
March	1,987	1.1	1,987	1.1	1,991	0.9
April	2,000	0.7	2,001	0.7	1,992	0.1
May	2,005	0.3	2,008	0.3	1,977	-0.8
June	2,005	0.0	2,011	0.1	1,952	-1.3
July	n.y.a.	n.y.a.	2,009	-0.1	1,921	-1.6

### TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if July 1997 seasonally adjusted estimate			
			is up 7% on June 1997		is down 7% on June 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997						
January	2,875	1.0	2,877	1.1	2,883	1.3
February	2,876	0.0	2,879	0.1	2,890	0.2
March	2,849	-1.0	2,850	-1.0	2,855	-1.2
April	2,804	-1.6	2,804	-1.6	2,789	-2.3
May	2,748	-2.0	2,745	-2.1	2,695	-3.4
June	2,688	-2.2	2,685	-2.2	2,592	-3.8
July	n.y.a.	n.y.a.	2,623	-2.3	2,482	-4.3

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										
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
1996-97	10,210	143	10,353	3,814	484	4,298	149	14,173	627	14,800
1996—										
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
April	927	12	939	372	4	376	3	1,302	16	1,318
May	869	6	875	337	3	340	78	1,284	9	1,293
June	831	11	842	311	50	361	1	1,143	61	1,204
QUEENSLAND										
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
1996-97	23,104	429	23,533	8,506	782	9,288	265	31,853	1,233	33,086
1996—										
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
April	2,004	48	2,052	671	14	685	11	2,686	62	2,748
May	2,073	34	2,107	762	38	800	107	2,920	94	3,014
June	1,880	57	1,937	546	56	602	7	2,433	113	2,546

(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					
<b>BRISBANE STATISTICAL DIVISION</b>														
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
1996-97	1,050.8	12.4	1,063.1	322.4	35.0	357.4	1,373.2	47.4	1,420.5	142.3	731.5	1,039.1	2,246.9	2,602.0
<i>1996—</i>														
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
<i>1997—</i>														
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
April	96.3	1.0	97.2	22.8	0.3	23.1	119.1	1.3	120.3	14.7	31.2	48.9	164.9	183.9
May	95.2	0.4	95.6	23.2	0.4	23.6	118.4	0.8	119.3	20.3	45.0	99.6	183.7	239.2
June	85.4	1.0	86.5	19.4	4.4	23.9	104.9	5.5	110.3	10.2	39.1	54.9	154.2	175.5
<b>QUEENSLAND</b>														
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
1996-97	2,366.7	45.8	2,412.5	716.7	62.5	779.2	3,083.4	108.3	3,191.7	270.1	1,568.0	2,244.0	4,919.9	5,705.8
<i>1996—</i>														
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
<i>1997</i>														
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
April	208.4	5.4	213.8	43.5	1.0	44.4	251.8	6.4	258.2	23.6	71.2	122.5	346.6	404.3
May	220.3	3.0	223.3	71.0	3.6	74.7	291.3	6.6	298.0	31.5	117.6	214.7	439.9	544.2
June	194.8	7.5	202.3	36.6	4.9	41.5	231.4	12.4	243.8	19.6	98.7	128.7	349.5	392.1

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

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>								
April	2,260	1,987	2,306	2,012	2,698	2,567	2,835	2,631
May	1,914	1,987	1,930	2,013	2,683	2,613	2,708	2,667
June	1,936	1,964	1,937	1,996	2,647	2,639	2,652	2,697
July	1,931	1,928	1,974	1,967	2,705	2,641	2,769	2,719
August	1,854	1,894	1,943	1,938	2,511	2,626	2,667	2,728
September	1,846	1,873	1,881	1,918	2,445	2,612	2,546	2,738
October	1,928	1,871	1,972	1,912	2,899	2,620	3,051	2,762
November	1,898	1,886	1,926	1,922	2,601	2,656	2,808	2,803
December	1,865	1,908	1,882	1,940	2,560	2,705	2,637	2,846
<i>1997</i>								
January	1,887	1,938	1,915	1,969	2,716	2,746	2,839	2,875
February	2,018	1,966	2,060	1,999	2,857	2,760	3,001	2,876
March	2,020	1,987	2,063	2,022	2,925	2,747	3,033	2,849
April	2,006	2,000	2,040	2,035	2,632	2,716	2,694	2,804
May	2,028	2,005	2,058	2,040	2,668	2,674	2,762	2,748
June	1,933	2,005	1,961	2,038	2,482	2,621	2,524	2,688

(a) Including *Conversions, etc.* See paragraphs 10 to 12 of the Explanatory Notes. (b) See paragraphs 21 to 23 of the Explanatory Notes. (c) Series have been revised due to annual re-analysis of seasonal adjustment factors.

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>									
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	433.4	655.4	1,216.4	1,457.9
Dec. qtr	510.6	518.2	225.0	743.2	56.9	434.1	576.7	1,210.7	1,376.8
<i>1997—</i>									
Mar. qtr	451.9	461.7	196.5	658.3	45.1	351.4	460.6	1,029.1	1,164.0

(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	1996-97	1997			
				March	April	May	June
<b>PRIVATE SECTOR</b>							
New houses	2,841.5	2,192.8	2,366.7	188.2	208.4	220.3	194.8
New other residential buildings	1,015.2	626.5	716.7	72.7	43.5	71.0	36.6
<i>Total new residential building</i>	<i>3,856.7</i>	<i>2,819.3</i>	<i>3,083.4</i>	<i>260.9</i>	<i>251.8</i>	<i>291.3</i>	<i>231.4</i>
Alterations and additions to residential buildings	240.0	247.7	268.4	19.4	23.6	30.9	19.5
Hotels, etc.	186.6	232.3	291.7	32.7	5.8	2.9	27.2
Shops	540.9	511.8	507.1	16.1	16.8	48.0	32.0
Factories	110.7	251.7	128.2	9.5	6.6	8.2	5.9
Offices	148.2	186.3	130.0	16.2	12.0	6.2	8.7
Other business premises	243.5	261.9	185.9	16.3	16.7	16.8	8.9
Educational	62.5	68.0	80.5	4.3	4.4	3.7	6.0
Religious	14.0	13.5	7.9		0.1	1.2	0.1
Health	53.7	89.8	84.2	9.9	1.0	10.5	3.7
Entertainment and recreational	151.1	97.2	112.0	3.7	5.2	18.6	3.8
Miscellaneous	59.6	95.3	40.5	3.5	2.6	1.5	2.4
<i>Total non-residential building</i>	<i>1,570.9</i>	<i>1,807.9</i>	<i>1,568.0</i>	<i>112.0</i>	<i>71.2</i>	<i>117.6</i>	<i>98.7</i>
<b>Total</b>	<b>5,667.5</b>	<b>4,874.9</b>	<b>4,919.9</b>	<b>392.3</b>	<b>346.6</b>	<b>439.9</b>	<b>349.5</b>
<b>PUBLIC SECTOR</b>							
New houses	50.0	34.2	45.8	3.8	5.4	3.0	7.5
New other residential buildings	94.1	38.0	62.5	4.6	1.0	3.6	4.9
<i>Total new residential building</i>	<i>144.1</i>	<i>72.2</i>	<i>108.3</i>	<i>8.4</i>	<i>6.4</i>	<i>6.6</i>	<i>12.4</i>
Alterations and additions to residential buildings	0.9	2.2	1.7	--	--	0.6	0.1
Hotels, etc.	1.7	2.1	0.1		--	--	--
Shops	20.9	4.0	8.0	2.0	0.8	--	0.2
Factories	6.5	5.7	6.0	0.7	1.4	--	--
Offices	57.0	27.5	78.5	2.2	1.7	16.4	8.4
Other business premises	37.1	94.5	135.9	5.7	13.2	18.6	8.6
Educational	218.9	162.3	201.4	9.3	20.6	47.7	8.8
Religious	--	0.5	--	--	--	--	--
Health	30.8	60.4	83.5	6.6	0.4	3.2	3.0
Entertainment and recreational	58.3	73.3	32.8	0.7	0.2	3.0	0.3
Miscellaneous	61.5	87.8	129.8	4.8	13.1	8.1	0.6
<i>Total non-residential building</i>	<i>492.6</i>	<i>518.2</i>	<i>675.9</i>	<i>32.0</i>	<i>51.3</i>	<i>97.1</i>	<i>30.0</i>
<b>Total</b>	<b>637.6</b>	<b>592.5</b>	<b>785.9</b>	<b>40.5</b>	<b>57.7</b>	<b>104.4</b>	<b>42.6</b>
<b>TOTAL</b>							
New houses	2,891.5	2,227.1	2,412.5	192.0	213.8	223.3	202.3
New other residential buildings	1,109.3	664.4	779.2	77.3	44.4	74.7	41.5
<i>Total new residential building</i>	<i>4,000.7</i>	<i>2,891.5</i>	<i>3,191.7</i>	<i>269.4</i>	<i>258.2</i>	<i>298.0</i>	<i>243.8</i>
Alterations and additions to residential buildings	240.9	249.9	270.1	19.4	23.6	31.5	19.6
Hotels, etc.	188.3	234.5	291.8	32.7	5.8	2.9	27.2
Shops	561.8	515.8	515.1	18.1	17.6	48.0	32.2
Factories	117.2	257.4	134.2	10.2	7.9	8.2	5.9
Offices	205.1	213.8	208.5	18.4	13.7	22.6	17.1
Other business premises	280.6	356.4	321.7	21.9	29.9	35.5	17.4
Educational	281.5	230.3	282.0	13.6	25.0	51.4	14.8
Religious	14.0	13.9	7.9	--	0.1	1.2	0.1
Health	84.5	150.3	167.7	16.5	1.4	13.7	6.7
Entertainment and recreational	209.4	170.5	144.8	4.3	5.4	21.6	4.1
Miscellaneous	121.1	183.1	170.3	8.3	15.7	9.7	3.0
<i>Total non-residential building</i>	<i>2,063.5</i>	<i>2,326.0</i>	<i>2,244.0</i>	<i>144.1</i>	<i>122.5</i>	<i>214.7</i>	<i>128.7</i>
<b>Total</b>	<b>6,305.1</b>	<b>5,467.4</b>	<b>5,705.8</b>	<b>432.8</b>	<b>404.3</b>	<b>544.2</b>	<b>392.1</b>

**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)
<b>HOTELS, ETC.</b>												
1997 — April	4	0.3	3	1.0	4	2.9	1	1.6	—	—	12	5.8
May	8	0.8	2	0.5	—	—	1	1.5	—	—	11	2.9
June	2	0.3	2	0.5	6	4.0	4	7.6	1	14.8	15	27.2
<b>SHOPS</b>												
1997 — April	43	4.4	15	4.6	5	3.2	2	5.4	—	—	65	17.6
May	53	4.8	21	6.3	6	4.1	3	4.9	2	28.0	85	48.0
June	36	3.2	14	4.5	4	3.0	4	9.0	1	12.5	59	32.2
<b>FACTORIES</b>												
1997 — April	12	1.7	4	1.5	1	0.5	2	4.3	—	—	19	7.9
May	9	0.9	9	2.6	1	0.6	2	4.1	—	—	21	8.2
June	6	0.6	6	2.1	1	0.9	2	2.3	—	—	15	5.9
<b>OFFICES</b>												
1997 — April	19	1.9	14	4.1	4	2.5	3	5.3	—	—	40	13.7
May	27	2.5	15	4.4	3	2.0	1	1.1	2	12.6	48	22.6
June	26	2.7	10	3.4	5	3.4	1	2.6	1	5.0	43	17.1
<b>OTHER BUSINESS PREMISES</b>												
1997 — April	19	2.0	19	5.7	3	2.2	7	11.6	1	8.5	49	29.9
May	19	2.0	20	5.7	7	4.9	7	15.6	7	7.3	54	35.5
June	21	2.1	17	5.5	3	2.2	1	1.0	1	6.7	43	17.4
<b>EDUCATIONAL</b>												
1997 — April	5	0.6	9	3.3	4	2.8	3	4.1	2	14.3	23	25.0
May	6	0.6	9	3.0	5	3.5	4	12.0	3	32.3	27	51.4
June	5	0.8	6	1.9	2	1.5	5	10.7	—	—	18	14.8
<b>RELIGIOUS</b>												
1997 — April	1	0.1	—	—	—	—	—	—	—	—	1	0.1
May	2	0.3	1	0.4	1	0.6	—	—	—	—	4	1.2
June	1	0.1	—	—	—	—	—	—	—	—	1	0.1
<b>HEALTH</b>												
1997 — April	5	0.5	3	0.9	—	—	—	—	—	—	8	1.4
May	3	0.4	4	1.0	2	1.5	3	10.8	—	—	12	13.7
June	2	0.2	1	0.2	1	0.8	2	5.5	—	—	6	6.7
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1997 — April	8	0.7	5	1.6	2	1.6	1	1.5	—	—	16	5.4
May	3	0.2	5	1.7	5	3.4	3	8.8	1	7.4	17	21.6
June	10	0.9	5	1.5	1	0.7	1	1.0	—	—	17	4.1
<b>MISCELLANEOUS</b>												
1997 — April	25	3.1	6	1.7	2	2.0	1	2.3	1	6.6	35	15.7
May	17	1.8	2	0.4	3	1.7	3	5.8	—	—	25	9.7
June	9	0.8	8	2.2	—	—	—	—	—	—	17	3.0
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1997 — April	141	15.3	78	24.2	25	17.5	20	36.1	4	29.4	268	122.5
May	147	14.2	88	26.1	33	22.2	27	64.6	9	87.6	304	214.7
June	118	11.8	69	21.7	23	16.5	20	39.7	4	39.0	234	128.7

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, JUNE 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	842	48	210	258	60	39	4	103	361	1,203
Moreton	448	48	28	76	—	56	—	56	132	580
Wide Bay-Burnett	164	5	—	5	—	—	—	—	5	169
Darling Downs	84	2	—	2	—	—	—	—	2	86
South West	5	—	—	—	—	—	—	—	—	5
Fitzroy	77	8	—	8	—	—	—	—	8	85
Central West	1	—	—	—	—	—	—	—	—	1
Mackay	67	2	—	2	—	—	—	—	2	69
Northern	100	17	—	17	6	—	—	6	23	123
Far North	128	—	—	—	44	—	7	51	51	179
North West	21	—	18	18	—	—	—	—	18	39
<b>Queensland</b>	<b>1,937</b>	<b>130</b>	<b>256</b>	<b>386</b>	<b>110</b>	<b>95</b>	<b>11</b>	<b>216</b>	<b>602</b>	<b>2,539</b>
VALUE (\$'000)										
Brisbane	86,483	2,858	12,549	15,407	4,569	2,880	1,000	8,449	23,856	110,339
Moreton	50,727	2,814	2,180	4,993	—	3,700	—	3,700	8,693	59,420
Wide Bay-Burnett	13,436	323	—	323	—	—	—	—	323	13,759
Darling Downs	8,696	90	—	90	—	—	—	—	90	8,786
South West	567	—	—	—	—	—	—	—	—	567
Fitzroy	7,102	653	—	653	—	—	—	—	653	7,755
Central West	118	—	—	—	—	—	—	—	—	118
Mackay	7,050	180	—	180	—	—	—	—	180	7,230
Northern	11,984	1,285	—	1,285	568	—	—	568	1,853	13,837
Far North	14,121	—	—	—	2,495	—	1,252	3,747	3,747	17,868
North West	2,023	—	2,100	2,100	—	—	—	—	2,100	4,123
<b>Queensland</b>	<b>202,308</b>	<b>8,203</b>	<b>16,828</b>	<b>25,031</b>	<b>7,632</b>	<b>6,580</b>	<b>2,252</b>	<b>16,464</b>	<b>41,496</b>	<b>243,803</b>

(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
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
1996-97	2,005	17,506	1,822	816	1,384	23,533
<b>1996</b>						<b>2,096</b>
April	288	1,488	150	63	107	2,019
May	259	1,407	189	69	95	1,861
June	229	1,342	90	65	135	2,205
July	494	1,322	168	75	146	2,046
August	297	1,393	178	55	123	1,963
September	265	1,360	169	63	106	2,312
October	113	1,850	157	81	111	2,049
November	106	1,610	163	52	118	1,619
December	158	1,183	99	55	124	1,619
<b>1997-</b>						<b>1,569</b>
January	102	1,211	120	51	85	1,804
February	77	1,392	118	84	133	1,870
March	64	1,492	140	70	104	2,052
April	68	1,647	192	56	89	2,107
May	195	1,527	173	86	126	1,937
June	66	1,519	145	88	119	1,937

(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,  
JUNE 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	842	86,483	361	23,856	1,203	110,339	10,220	54,928	175,487
Moreton	448	50,727	132	8,693	580	59,420	3,705	17,135	80,260
Wide Bay-Burnett	164	13,436	5	323	169	13,759	975	4,965	19,700
Darling Downs	84	8,696	2	90	86	8,786	634	10,469	19,889
South West	5	567	—	—	5	567	36	2,942	3,545
Fitzroy	77	7,102	8	653	85	7,755	745	6,953	15,453
Central West	1	118	—	—	1	118	—	—	118
Mackay	67	7,050	2	180	69	7,230	569	4,853	12,652
Northern	100	11,984	23	1,853	123	13,837	1,209	2,828	17,875
Far North	128	14,121	51	3,747	179	17,868	1,340	23,425	42,633
North West	21	2,023	18	2,100	39	4,123	165	189	4,477
<b>Queensland</b>	<b>1,937</b>	<b>202,308</b>	<b>602</b>	<b>41,496</b>	<b>2,539</b>	<b>243,803</b>	<b>19,598</b>	<b>128,686</b>	<b>392,088</b>
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	229	27,477	101	6,002	330	33,479	1,981	12,740	48,200
Sunshine Coast	139	15,221	29	2,508	168	17,729	894	1,958	20,580
Bundaberg	36	3,344	—	—	36	3,344	83	880	4,307
Gladstone	24	2,400	—	—	24	2,400	223	300	2,923
Rockhampton	8	829	6	493	14	1,322	367	2,025	3,715
Mackay	31	3,904	—	—	31	3,904	286	4,358	8,548
Townsville	74	9,426	18	1,516	92	10,942	925	2,595	14,462
Cairns	69	7,153	51	3,747	120	10,900	626	18,166	29,693

(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), JUNE 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)			
<b>BRISBANE AND MORETON STATISTICAL DIVISIONS (c)</b>									
Beaudesert (S)	47	4,681	2	184	49	4,865	451	1,321	6,637
Boonah (S)	3	283	—	—	3	283	35	—	318
Brisbane (C)	441	46,260	283	18,313	724	64,573	7,695	47,080	119,348
Caboolture (S)	70	6,432	8	445	78	6,877	298	1,032	8,207
Caloundra (C)	46	4,634	—	—	46	4,634	387	120	5,140
Esk (S)	7	620	—	—	7	620	20	200	840
Gatton (S)	5	503	—	—	5	503	—	403	906
Gold Coast (C)	246	28,869	101	6,002	347	34,870	2,132	14,060	51,062
Ipswich (C)	31	2,641	18	1,156	49	3,797	430	876	5,103
Kilcoy (S)	—	—	—	—	—	—	—	235	235
Laidley (S)	4	260	—	—	4	260	34	—	294
Logan (C)	64	6,269	19	1,414	83	7,682	599	2,110	10,391
Maroochy (S)	83	9,345	12	605	95	9,950	634	1,393	11,977
Noosa (S)	48	5,527	17	1,903	65	7,430	327	643	8,400
Pine Rivers (S)	99	9,992	3	115	102	10,107	297	880	11,285
Redcliffe (C)	20	1,743	7	573	27	2,316	118	640	3,074
Redland (S)	76	9,152	23	1,840	99	10,992	469	1,070	12,532
<b>Brisbane and Moreton (SDs)</b>	<b>1,290</b>	<b>137,210</b>	<b>493</b>	<b>32,550</b>	<b>1,783</b>	<b>169,760</b>	<b>13,925</b>	<b>72,063</b>	<b>255,748</b>
<b>WIDE BAY-BURNETT STATISTICAL DIVISION</b>									
Bundaberg (C)	19	1,693	—	—	19	1,693	49	880	2,622
Burnett (S)	22	2,188	—	—	22	2,188	126	—	2,313
Cooloola (S)	21	1,683	3	188	24	1,871	367	220	2,458
Gayndah (S)	1	35	—	—	1	35	14	—	49
Hervey Bay (C)	57	5,227	2	135	59	5,362	101	195	5,658
Isis (S)	4	189	—	—	4	189	82	80	351
Kingaroy (S)	2	168	—	—	2	168	64	—	232
Kolan (S)	4	174	—	—	4	174	20	—	194
Maryborough (C)	7	638	—	—	7	638	32	3,500	4,170
Miriam Vale (S)	4	351	—	—	4	351	—	—	351
Mundubbera (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	6	274	—	—	6	274	—	—	274
Tiaro (S)	13	592	—	—	13	592	65	—	657
Other areas	4	226	—	—	4	226	56	90	372
<b>Wide Bay-Burnett (SD)</b>	<b>164</b>	<b>13,436</b>	<b>5</b>	<b>323</b>	<b>169</b>	<b>13,759</b>	<b>975</b>	<b>4,965</b>	<b>19,700</b>

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), JUNE 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)			
<b>DARLING DOWNS STATISTICAL DIVISION</b>									
Cambooya (S)	5	455	—	—	5	455	16	—	471
Chinchilla (S)	1	76	—	—	1	76	—	90	166
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	5	478	—	—	5	478	32	—	509
Dalby (T)	3	292	—	—	3	292	12	320	623
Goondiwindi (T)	2	165	—	—	2	165	74	—	239
Jondaryan (S)	9	877	—	—	9	877	23	—	900
Millmerran (S)	—	—	—	—	—	—	—	—	—
Pittsworth (S)	3	270	—	—	3	270	—	397	668
Rosalie (S)	2	119	—	—	2	119	—	160	279
Stanthorpe (S)	5	314	—	—	5	314	26	1,037	1,376
Tara (S)	—	—	—	—	—	—	25	—	25
Toowoomba (C)	38	4,428	2	90	40	4,518	290	8,306	13,114
Wambo (S)	1	140	—	—	1	140	42	—	182
Warwick (S)	6	680	—	—	6	680	95	—	774
Other areas	4	403	—	—	4	403	—	159	561
<b>Darling Downs (SD)</b>	<b>84</b>	<b>8,696</b>	<b>2</b>	<b>90</b>	<b>86</b>	<b>8,786</b>	<b>634</b>	<b>10,469</b>	<b>19,889</b>
<b>SOUTH WEST STATISTICAL DIVISION</b>									
Balonne (S)	3	296	—	—	3	296	—	545	841
Roma (T)	—	—	—	—	—	—	24	1,475	1,499
Other areas	2	272	—	—	2	272	12	922	1,205
<b>South West (SD)</b>	<b>5</b>	<b>567</b>	<b>—</b>	<b>—</b>	<b>5</b>	<b>567</b>	<b>36</b>	<b>2,942</b>	<b>3,545</b>
<b>FITZROY STATISTICAL DIVISION</b>									
Banana (S)	2	260	—	—	2	260	29	—	289
Calliope (S)	10	1,018	—	—	10	1,018	86	500	1,604
Duaringa (S)	2	125	—	—	2	125	—	163	288
Emerald (S)	7	672	2	160	9	832	—	2,185	3,017
Fitzroy (S)	4	299	—	—	4	299	32	—	331
Gladstone (C)	16	1,554	—	—	16	1,554	137	300	1,991
Livingstone (S)	26	2,188	—	—	26	2,188	100	1,730	4,018
Peak Downs (S)	—	—	—	—	—	—	10	—	10
Rockhampton (C)	8	829	6	493	14	1,322	350	2,025	3,698
Other areas	2	157	—	—	2	157	—	50	207
<b>Fitzroy (SD)</b>	<b>77</b>	<b>7,102</b>	<b>8</b>	<b>653</b>	<b>85</b>	<b>7,755</b>	<b>745</b>	<b>6,953</b>	<b>15,453</b>
<b>CENTRAL WEST STATISTICAL DIVISION</b>									
Longreach (S)	—	—	—	—	—	—	—	—	—
Other areas	1	118	—	—	1	118	—	—	118
<b>Central West (SD)</b>	<b>1</b>	<b>118</b>	<b>—</b>	<b>—</b>	<b>1</b>	<b>118</b>	<b>—</b>	<b>—</b>	<b>118</b>

TABLE 10—TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), JUNE 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			
<b>MACKAY STATISTICAL DIVISION</b>								
Belyando (S)	—	—	—	—	—	—	56	56
Broadsound (S)	2	307	—	—	2	307	31	338
Mackay (C)	36	4,332	—	—	36	4,332	374	4,706
Sarina (S)	13	1,167	—	—	13	1,167	61	1,228
Whitsunday (S)	9	655	—	—	9	655	46	701
Other areas	7	589	2	180	9	769	—	859
<b>Mackay (SD)</b>	<b>67</b>	<b>7,050</b>	<b>2</b>	<b>180</b>	<b>69</b>	<b>7,230</b>	<b>569</b>	<b>12,652</b>
<b>NORTHERN STATISTICAL DIVISION</b>								
Bowen (S)	3	202	—	—	3	202	—	202
Burdekin (S)	3	266	5	337	8	603	128	731
Charters Towers (C)	3	310	—	—	3	310	44	354
Dalrymple (S)	2	186	—	—	2	186	—	186
Hinchinbrook (S)	8	999	—	—	8	999	12	1,011
Thuringowa (C)	59	6,174	8	468	67	6,642	146	6,788
Townsville (C)	22	3,847	10	1,048	32	4,895	880	5,775
<b>Northern (SD)</b>	<b>100</b>	<b>11,984</b>	<b>23</b>	<b>1,853</b>	<b>123</b>	<b>13,837</b>	<b>1,209</b>	<b>17,875</b>
<b>FAR NORTH STATISTICAL DIVISION</b>								
Atherton (S)	9	901	—	—	9	901	156	1,057
Cairns (C)	69	7,153	51	3,747	120	10,900	639	11,539
Cardwell (S)	2	159	—	—	2	159	43	202
Cook (S) (including Weipa)	6	435	—	—	6	435	49	484
Douglas (S)	3	192	—	—	3	192	141	333
Eacham (S)	2	73	—	—	2	73	59	132
Johnstone (S)	2	202	—	—	2	202	73	275
Mareeba (S)	6	529	—	—	6	529	143	672
Torres (S)	25	4,219	—	—	25	4,219	15	4,234
Other areas	4	259	—	—	4	259	20	279
<b>Far North (SD)</b>	<b>128</b>	<b>14,121</b>	<b>51</b>	<b>3,747</b>	<b>179</b>	<b>17,868</b>	<b>1,340</b>	<b>23,425</b>
<b>NORTH WEST STATISTICAL DIVISION</b>								
Carpentaria (S)	9	1,372	—	—	9	1,372	—	1,372
Cloncurry (S)	7	217	—	—	7	217	45	262
Mount Isa (C)	4	413	18	2,100	22	2,513	121	2,634
Other areas	1	22	—	—	1	22	—	22
<b>North West (SD)</b>	<b>21</b>	<b>2,023</b>	<b>18</b>	<b>2,100</b>	<b>39</b>	<b>4,123</b>	<b>165</b>	<b>4,477</b>
<b>QUEENSLAND</b>								
<b>Queensland</b>	<b>1,937</b>	<b>202,308</b>	<b>602</b>	<b>41,496</b>	<b>2,539</b>	<b>243,803</b>	<b>19,598</b>	<b>128,686</b>

(a) See paragraph 32 of the Explanatory Notes. (b) Excluding Conversions, etc. (c) See paragraph 28 of the Explanatory Notes. (C) City. (I) 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 normally 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: Bribic 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  
*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)  
 r figure or series revised since previous issue  
 n.a. not available  
 n.y.a. not yet available

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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