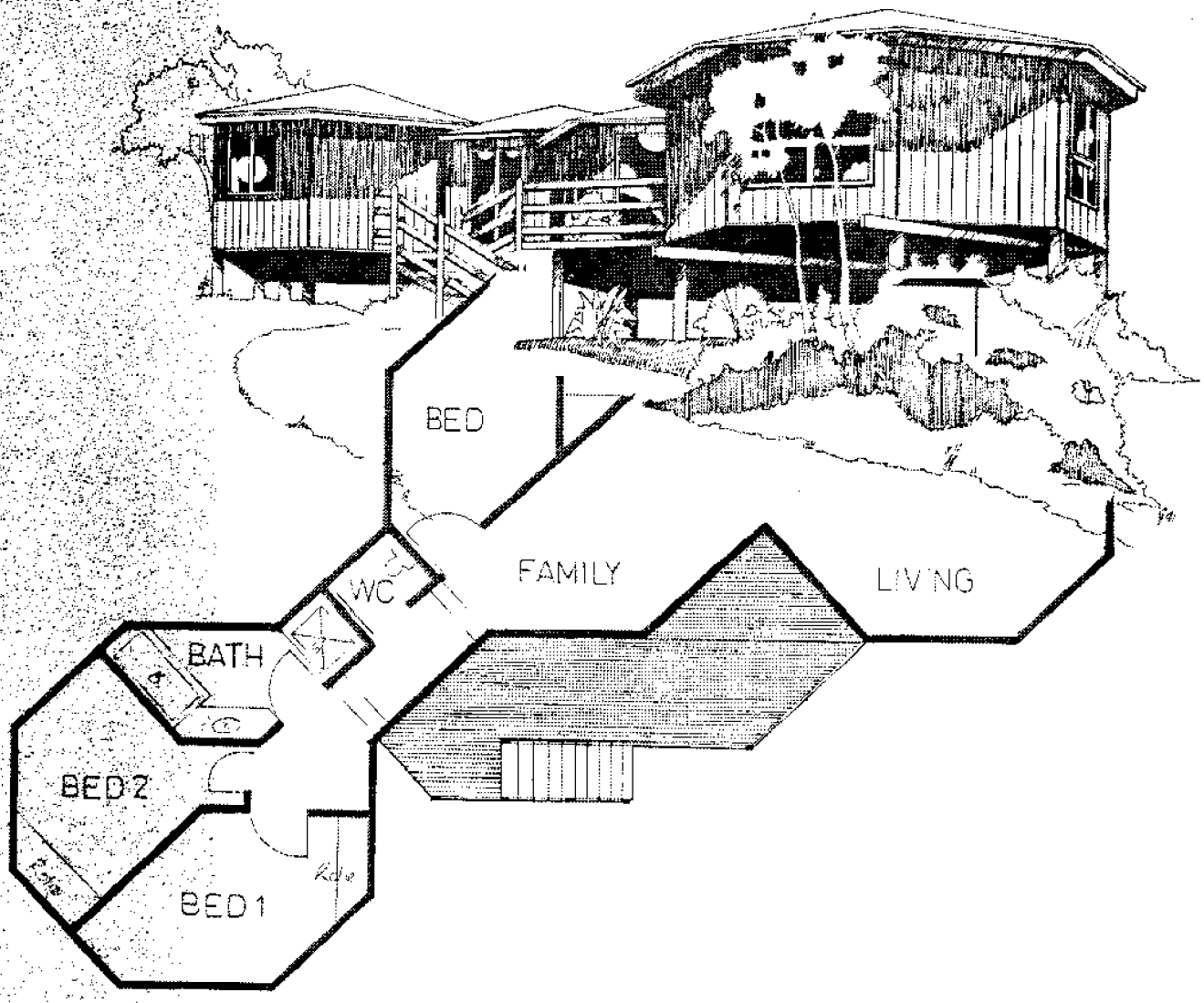
Australian Bureau of Statistics

JULY 1994

BUILDING APPROVALS QUEENSLAND



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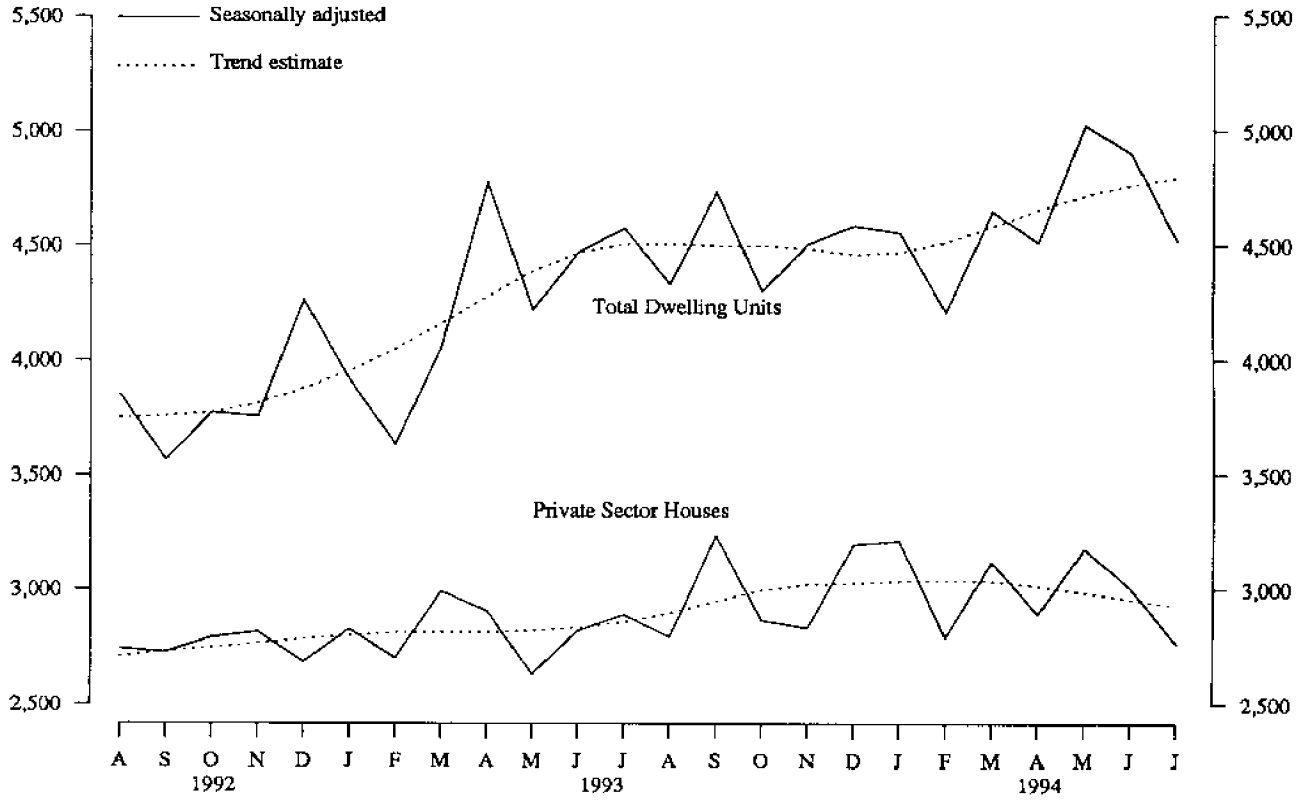
BUILDING APPROVALS, QUEENSLAND, JULY 1994

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS, QUEENSLAND



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7 September 1994

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INQUIRIES

- *for further information about statistics in this publication and the availability of related unpublished statistics,* contact Information Inquiries on Brisbane (07) 222 6351, (fax (07) 229 6042) or any ABS State office.
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MAIN FEATURES

Residential building

- **The trend estimate series for total dwelling units approved in Queensland shows a steady rise from January 1994. In July 1994, the trend estimate was 4,795, up 0.6 per cent over the revised June 1994 figure of 4,765. It would take an increase of 3.2 per cent in the seasonally adjusted estimate for the trend estimate to remain steady in August 1994.**

- **The trend estimate for private sector houses approved in July 1994 was 2,927, 1.0 per cent lower than in June 1994.**

- **In original figures, the number of dwelling units approved in July 1994 was 4,490, down 12.3 per cent from June 1994. There were 2,967 private sector houses approved in July 1994, down 1.4 per cent from June 1994.**

- **Seasonally adjusted, the number of dwelling units approved in July 1994 was 4,521, down 7.8 per cent from June 1994. There were 2,764 private sector houses approved in July 1994, down 8.1 per cent from June 1994.**

Non-residential building

- **The value of non-residential building approved during the 3 months ended July 1994 was 46.1 per cent higher than that for the 3 months ended April 1994.**

Total building

- **The value of all building approved in the 3 months ended July 1994 was 22.2 per cent higher than that for the 3 months ended April 1994.**

BUILDING APPROVALS

	Dwelling units in new residential buildings			
Period	*Original*	*Seasonally adjusted*	*Trend estimate*	*Total building*
	No.	*No.*	*No.*	*$m*
July—				
1993	4,677	4,575	4,506	541.6
1994	4,490	4,521	4,795	565.8
Three months ended—				
July 1993	13,853	13,270	13,368	1,785.6
April 1994	12,991	13,372	13,754	1,491.7
July 1994	15,198	14,450	14,280	1,823.6

NOTES

This publication contains detailed results for July 1994 from the monthly building approvals collection.

Trend estimates for the most recent months are provisional and can be revised as data for additional months become available. Readers are referred to 'Reliability of Contemporary Trend Estimates' on page 3 for assistance with interpreting selected trend estimates.

Explanatory Notes are located at the back of this publication.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals for the 6 months February 1994 to July 1994.

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

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (August 1994) were to equal the average absolute monthly percentage change in the series over the last 10 years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 6 per cent in August 1994 the trend estimate for that month would be 2,925, a movement of -0.4 per cent. The movements in the trend estimates for May, June and July 1994, currently estimated to be -0.9 per cent, -1.1 per cent and -0.9 per cent, respectively, would be revised to -0.9 per cent, 0.8 per cent and 0.9 per cent, respectively. On the other hand, a 6 per cent seasonally adjusted decline in the number of private sector houses approved in August 1994 would produce a trend estimate for August of 2,777, a movement of -2.2 per cent, with the movements in the trend estimates for May, June and July being revised to -1.6 per cent, -2.1 per cent and -2.5 per cent, respectively.

PRIVATE SECTOR HOUSES APPROVED, QUEENSLAND
RELIABILITY OF TREND ESTIMATES

			Revised trend estimate if August 1994 seasonally adjusted estimate			
	Trend estimate		*is up 6% on July 1994*		*is down 6% on July 1994*	
Month	*No.*	*% change from previous month*	*No.*	*% change from previous month*	*No.*	*% change from previous month*
1994—						
February	3,039	0.1	3,040	0.1	3,047	0.3
March	3,034	-0.2	3,034	-0.2	3,046	0.0
April	3,015	-0.6	3,016	-0.6	3,022	-0.8
May	2,988	-0.9	2,988	-0.9	2,972	-1.6
June	2,955	-1.1	2,963	-0.8	2,911	-2.1
July	2,927	-0.9	2,937	-0.9	2,839	-2.5
August	n.y.a	n.y.a	2,925	-0.4	2,777	-2.2

TOTAL DWELLING UNITS APPROVED, QUEENSLAND
RELIABILITY OF TREND ESTIMATES

			Revised trend estimate if August 1994 seasonally adjusted estimate			
	Trend estimate		*is up 7% on July 1994*		*is down 7% on July 1994*	
Month	*No.*	*% change from previous month*	*No.*	*% change from previous month*	*No.*	*% change from previous month*
1994—						
February	4,515	1.0	4,513	0.9	4,526	1.2
March	4,583	1.5	4,579	1.5	4,602	1.7
April	4,656	1.6	4,655	1.7	4,667	1.4
May	4,720	1.4	4,724	1.5	4,694	0.6
June	4,765	1.0	4,776	1.1	4,678	-0.4
July	4,795	0.6	4,809	0.7	4,623	-1.2
August	n.y.a.	n.y.a.	4,836	0.6	4,555	-1.5

TABLE 1 — NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION(a)									
1991-92	12,563	335	12,898	3,885	769	4,654	16,448	1,104	17,552
1992-93	13,770	286	14,056	5,973	653	6,626	19,743	939	20,682
1993-94	14,471	302	14,773	6,590	508	7,098	21,061	810	21,871
1993—									
May	1,126	38	1,164	662	187	849	1,788	225	2,013
June	1,213	36	1,249	741	181	922	1,954	217	2,171
July	1,333	17	1,350	396	61	457	1,729	78	1,807
August	1,152	14	1,166	714	64	778	1,866	78	1,944
September	1,460	42	1,502	692	25	717	2,152	67	2,219
October	1,251	83	1,334	496	6	502	1,747	89	1,836
November	1,119	16	1,135	604	51	655	1,723	67	1,790
December	1,124	2	1,126	602	18	620	1,726	20	1,746
1994—									
January	870	14	884	473	2	475	1,343	16	1,359
February	1,036	12	1,048	583	22	605	1,619	34	1,653
March	1,367	14	1,381	555	6	561	1,922	20	1,942
April	1,024	15	1,039	577	22	599	1,601	37	1,638
May	1,506	48	1,554	556	73	629	2,062	121	2,183
June	1,229	25	1,254	342	158	500	1,571	183	1,754
July	1,190	9	1,199	688	12	700	1,878	21	1,899
QUEENSLAND									
1991-92	30,135	895	31,030	9,361	1,480	10,841	39,496	2,375	41,871
1992-93	33,155	726	33,881	12,690	1,214	13,904	45,845	1,940	47,785
1993-94	35,979	612	36,591	17,193	1,143	18,336	53,172	1,755	54,927
1993—									
May	2,721	83	2,804	1,359	306	1,665	4,080	389	4,469
June	2,912	83	2,995	1,343	369	1,712	4,255	452	4,707
July	3,164	32	3,196	1,357	124	1,481	4,521	156	4,677
August	3,094	26	3,120	1,444	86	1,530	4,538	112	4,650
September	3,329	48	3,377	1,407	85	1,492	4,736	133	4,869
October	3,171	90	3,261	1,267	24	1,291	4,438	114	4,552
November	3,009	38	3,047	1,682	51	1,733	4,691	89	4,780
December	2,740	40	2,780	1,335	20	1,355	4,075	60	4,135
1994—									
January	2,479	41	2,520	1,034	11	1,045	3,513	52	3,565
February	2,542	25	2,567	1,346	40	1,386	3,888	65	3,953
March	3,330	35	3,365	1,598	54	1,652	4,928	89	5,017
April	2,569	86	2,655	1,322	44	1,366	3,891	130	4,021
May	3,543	67	3,610	1,827	154	1,981	5,370	221	5,591
June	3,009	84	3,093	1,574	450	2,024	4,583	534	5,117
July	2,967	15	2,982	1,496	12	1,508	4,463	27	4,490

(a) See paragraph 29 of the Explanatory Notes. NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 29 such dwelling units approved in July 1994.

TABLE 2 — VALUE OF BUILDING APPROVED
($ million)

Period	New residential building: Houses: Private sector	Houses: Public sector	Houses: Total	Other residential buildings: Private sector	Other residential buildings: Public sector	Other residential buildings: Total	Total: Private sector	Total: Public sector	Total: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
BRISBANE STATISTICAL DIVISION(a)														
1991-92	1,105.1	21.5	1,126.5	250.5	39.7	290.2	1,355.6	61.2	1,416.8	119.1	394.7	716.7	1,869.3	2,252.6
1992-93	1,237.8	22.3	1,260.1	399.5	38.9	438.4	1,637.2	61.2	1,698.4	117.4	447.2	780.0	2,201.7	2,595.9
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
1993—														
May	102.2	2.9	105.1	44.6	10.8	55.5	146.8	13.7	160.5	10.0	51.1	253.3	208.0	423.8
June	112.5	3.0	115.6	50.0	10.3	60.3	162.5	13.3	175.8	9.5	34.8	54.6	206.8	239.9
July	121.1	1.4	122.5	23.5	3.5	27.0	144.6	4.8	149.5	9.7	70.6	82.7	224.9	241.9
August	109.3	1.2	110.5	43.5	4.0	47.5	152.8	5.2	158.0	10.7	91.1	93.3	254.6	262.0
September	136.2	3.4	139.6	45.1	1.3	46.5	181.3	4.8	186.1	12.2	202.2	205.9	395.8	404.2
October	116.0	7.5	123.5	33.6	0.5	34.1	149.6	8.0	157.6	10.0	32.5	54.2	192.1	221.8
November	102.2	1.4	103.6	42.5	3.2	45.7	144.7	4.5	149.2	11.3	45.9	50.0	201.9	210.6
December	102.2	0.3	102.5	40.7	1.4	42.1	143.0	1.7	144.7	11.7	85.2	266.3	239.9	422.7
1994—														
January	80.4	1.3	81.7	32.3	0.1	32.4	112.7	1.4	114.1	8.3	29.8	30.5	150.8	152.9
February	94.5	1.1	95.6	40.6	1.2	41.8	135.1	2.4	137.5	9.8	42.0	49.4	186.9	196.7
March	126.0	1.3	127.3	46.6	0.3	46.9	172.6	1.6	174.2	12.1	48.1	54.7	232.8	241.0
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
QUEENSLAND														
1991-92	2,514.8	62.3	2,577.0	588.4	80.2	668.6	3,103.2	142.5	3,245.7	205.8	1,079.2	1,530.7	4,387.4	4,982.1
1992-93	2,830.5	57.8	2,888.3	869.6	71.6	941.2	3,700.1	129.4	3,829.6	212.9	941.8	1,383.9	4,854.6	5,426.3
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
1993—														
May	235.3	6.3	241.5	91.4	18.0	109.4	326.7	24.2	350.9	18.8	108.7	319.8	454.2	689.5
June	256.4	7.2	263.5	91.4	21.0	112.4	347.7	28.2	375.9	17.3	130.1	161.4	495.1	554.5
July	276.2	2.5	278.7	91.8	7.3	99.1	368.0	9.8	377.8	19.5	115.9	144.2	503.2	541.6
August	273.9	2.2	276.0	92.4	5.7	98.1	366.3	7.9	374.2	21.5	137.3	150.0	525.1	545.8
September	299.9	4.2	304.0	91.5	4.8	96.3	391.3	9.0	400.3	22.6	248.0	260.4	661.9	683.3
October	280.0	8.0	288.0	88.1	1.4	89.5	368.1	9.4	377.5	20.0	77.8	111.1	465.8	508.7
November	263.8	3.3	267.1	113.8	3.2	117.0	377.6	6.4	384.0	19.5	93.3	105.5	490.4	508.9
December	242.3	3.6	246.0	93.0	1.5	94.5	335.4	5.1	340.5	18.7	124.3	317.1	478.4	676.4
1994—														
January	215.7	3.8	219.5	72.7	0.7	73.4	288.4	4.5	292.9	13.6	57.7	61.3	359.7	367.8
February	222.5	2.2	224.7	107.6	2.4	110.0	330.1	4.6	334.7	16.6	93.7	105.1	440.4	456.3
March	298.3	3.1	301.4	170.3	2.9	173.2	468.7	6.0	474.7	20.8	119.1	136.5	608.5	632.0
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

(a) See paragraph 29 of the Explanatory Notes.

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

	Houses				*Total*			
	Private sector		*Total*		*Private sector*		*Total*	
Period	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*
1993— r								
May	2,632	2,823	2,705	2,892	3,950	4,124	4,223	4,391
June	2,823	2,838	2,858	2,901	4,202	4,201	4,472	4,471
July	2,890	2,859	2,983	2,917	4,266	4,259	4,575	4,506
August	2,795	2,900	2,848	2,954	4,067	4,316	4,331	4,507
September	3,232	2,950	3,237	3,004	4,832	4,367	4,732	4,499
October	2,866	2,998	2,958	3,052	4,175	4,417	4,300	4,498
November	2,836	3,023	2,876	3,074	4,340	4,433	4,507	4,485
December	3,194	3,031	3,259	3,079	4,565	4,414	4,586	4,463
1994— r								
January	3,211	3,038	3,271	3,084	4,572	4,399	4,555	4,472
February	2,793	3,039	2,802	3,084	4,076	4,403	4,211	4,515
March	3,119	3,034	3,141	3,078	4,563	4,432	4,648	4,583
April	2,894	3,015	2,984	3,061	4,228	4,466	4,513	4,656
May	3,176	2,988	3,224	3,037	4,676	4,499	5,026	4,720
June	3,008	2,955	3,037	3,007	4,820	4,523	4,903	4,765
July	2,764	2,927	2,829	2,982	4,262	4,542	4,521	4,795

(a) See paragraphs 30 to 32 of the Explanatory Notes. (b) 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), QUEENSLAND
($ million)

	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*
Period	*Private sector*	*Total*							
1991-92	2,359.1	2,417.5	706.9	3,124.4	193.0	1,121.4	1,590.3	4,303.6	4,907.6
1992-93	2,584.4	2,636.9	985.0	3,621.9	194.3	966.4	1,419.0	4,665.8	5,235.3
1993-94	2,869.4	2,917.2	1,379.7	4,296.9	205.5	1,361.6	1,778.4	5,751.7	6,280.8
1993—									
Mar. qtr	597.7	611.7	220.8	832.5	43.7	235.5	300.5	1,089.5	1,176.7
June qtr	646.6	663.8	360.2	1,024.0	48.8	306.1	563.5	1,314.3	1,636.4
Sept. qtr	764.3	772.3	304.5	1,076.8	57.2	508.2	562.5	1,619.0	1,696.4
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	367.3	1,037.2	45.7	272.4	304.9	1,344.1	1,387.9
June qtr	740.2	758.5	396.6	1,155.1	50.5	282.6	371.9	1,427.6	1,577.5

(a) See paragraphs 18 to 23 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up-to-date information on prices and commodity compositions becomes available.

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

Class of building	*1991-92*	*1992-93*	*1993-94*	*1994*			
				April	*May*	*June*	*July*
PRIVATE SECTOR							
New houses	2,514.8	2,830.5	3,200.2	227.4	319.8	280.4	277.0
New other residential buildings	588.4	869.6	1,264.1	86.0	131.3	125.5	125.5
Total new residential building	*3,103.2*	*3,700.1*	*4,464.3*	*313.4*	*451.1*	*405.9*	*402.5*
Alterations and additions to residential buildings	205.1	212.7	228.1	16.6	19.9	19.0	22.2
Hotels, etc.	235.7	37.3	302.1	5.9	9.2	5.5	1.8
Shops	212.4	314.0	332.1	12.8	19.4	45.0	30.4
Factories	89.5	87.7	109.8	7.8	12.7	10.7	8.7
Offices	138.3	89.4	160.9	3.8	16.1	19.0	11.3
Other business premises	126.7	170.6	153.0	14.0	22.1	14.6	19.1
Educational	49.9	44.9	66.4	0.6	2.8	6.8	12.9
Religious	13.3	17.0	14.3	0.6	0.7	2.7	1.4
Health	64.9	49.9	59.7	0.6	5.7	8.6	4.2
Entertainment and recreational	80.2	48.8	78.1	5.6	8.6	8.0	6.1
Miscellaneous	68.2	82.1	72.0	4.0	2.0	5.7	2.5
Total non-residential building	*1,079.2*	*941.8*	*1,348.4*	*55.6*	*99.3*	*126.6*	*98.6*
Total	**4,387.4**	**4,854.6**	**6,040.9**	**385.7**	**570.3**	**551.5**	**523.3**
PUBLIC SECTOR							
New houses	62.3	57.8	53.3	7.2	5.3	7.9	1.4
New other residential buildings	80.2	71.6	73.4	2.7	10.4	30.4	0.9
Total new residential building	*142.5*	*129.4*	*126.7*	*9.9*	*15.7*	*38.3*	*2.3*
Alterations and additions to residential buildings	0.7	0.2	1.1	—	—	0.9	—
Hotels, etc.	0.6	—	2.3	—	—	—	—
Shops	1.9	1.6	3.3	—	0.6	—	4.3
Factories	4.9	5.7	4.2	0.8	0.8	0.2	—
Offices	83.0	102.5	34.8	1.5	9.0	0.9	1.2
Other business premises	30.7	31.1	186.5	0.1	3.0	2.3	0.7
Educational	139.5	115.6	97.8	1.8	12.8	1.2	30.9
Religious	—	—	—	—	—	—	—
Health	40.3	12.6	42.0	1.8	9.8	24.6	2.5
Entertainment and recreational	6.4	153.4	19.6	—	0.3	4.2	0.2
Miscellaneous	144.2	19.7	22.6	1.9	10.4	1.0	0.3
Total non-residential building	*451.5*	*442.2*	*413.1*	*7.8*	*46.7*	*34.4*	*40.1*
Total	**594.7**	**571.8**	**540.9**	**17.8**	**62.4**	**73.6**	**42.5**
TOTAL							
New houses	2,577.0	2,888.3	3,253.5	234.6	325.1	288.3	278.4
New other residential buildings	668.6	941.2	1,337.5	88.7	141.7	155.9	126.5
Total new residential building	*3,245.7*	*3,829.6*	*4,591.0*	*323.4*	*466.8*	*444.1*	*404.9*
Alterations and additions to residential buildings	205.8	212.9	229.2	16.6	19.9	19.9	22.2
Hotels, etc.	236.3	37.3	304.4	5.9	9.2	5.5	1.8
Shops	214.3	315.6	335.4	12.8	20.0	45.0	34.7
Factories	94.4	93.4	114.0	8.6	13.5	11.0	8.7
Offices	221.4	191.9	195.7	5.3	25.1	19.9	12.5
Other business premises	157.4	201.7	339.5	14.1	25.1	16.9	19.8
Educational	189.4	160.5	164.2	2.3	15.6	8.0	43.8
Religious	13.3	17.0	14.3	0.6	0.7	2.7	1.4
Health	105.2	62.4	101.7	2.4	15.5	33.2	6.6
Entertainment and recreational	86.6	202.2	97.7	5.6	8.9	12.2	6.3
Miscellaneous	212.4	101.9	94.6	5.9	12.4	6.7	2.8
Total non-residential building	*1,530.7*	*1,383.9*	*1,761.6*	*63.5*	*145.9*	*161.0*	*138.7*
Total	**4,982.1**	**5,426.3**	**6,581.8**	**403.4**	**632.7**	**625.1**	**565.8**

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.												
1994 — May	1	0.1	2	0.6	—	—	—	—	1	8.5	4	9.2
June	2	0.3	8	2.3	1	0.6	1	2.3	—	—	12	5.5
July	7	0.6	3	0.7	1	0.5	—	—	—	—	11	1.8
SHOPS												
1994 — May	41	4.1	14	3.9	5	3.7	4	8.4	1	5.0	64	20.0
June	32	3.6	13	4.1	3	1.7	3	6.6	2	29.0	53	45.0
July	29	3.2	18	4.9	7	4.1	9	22.5	—	—	63	34.7
FACTORIES												
1994 — May	21	2.4	7	2.2	2	1.7	4	7.3	—	—	34	13.5
June	9	1.0	19	5.8	3	2.2	1	2.0	—	—	32	11.0
July	22	2.4	11	3.2	1	0.5	2	2.6	—	—	36	8.7
OFFICES												
1994 — May	27	2.6	7	2.3	3	2.1	4	9.8	1	8.2	42	25.1
June	19	1.8	11	3.1	3	2.4	2	2.6	1	10.0	36	19.9
July	18	1.8	14	4.0	7	5.2	1	1.5	—	—	40	12.5
OTHER BUSINESS PREMISES												
1994 — May	23	2.6	15	4.6	8	5.2	5	12.7	—	—	51	25.1
June	23	2.2	12	3.5	6	4.0	5	7.2	—	—	46	16.9
July	41	4.1	14	3.9	5	2.9	3	9.0	—	—	63	19.8
EDUCATIONAL												
1994 — May	8	0.9	5	1.6	2	1.1	3	3.5	1	8.6	19	15.6
June	4	0.5	6	2.0	2	1.4	3	4.1	—	—	15	8.0
July	6	0.8	4	1.2	6	4.4	8	22.1	2	15.4	26	43.8
RELIGIOUS												
1994 — May	—	—	2	0.7	—	—	—	—	—	—	2	0.7
June	4	0.5	1	0.4	—	—	1	1.8	—	—	6	2.7
July	4	0.6	1	0.3	1	0.6	—	—	—	—	6	1.4
HEALTH												
1994 — May	2	0.1	2	0.6	1	0.6	3	5.4	1	8.8	9	15.5
June	11	0.8	6	2.2	2	1.6	4	12.4	1	16.2	24	33.2
July	—	—	2	0.6	1	0.7	2	5.4	—	—	5	6.6
ENTERTAINMENT AND RECREATIONAL												
1994 — May	16	1.4	3	1.0	1	0.5	3	6.0	—	—	23	8.9
June	10	1.0	2	0.7	1	0.5	4	10.1	—	—	17	12.2
July	9	0.7	2	0.8	—	—	2	4.9	—	—	13	6.3
MISCELLANEOUS												
1994 — May	11	1.1	4	1.1	3	2.2	1	2.4	1	5.5	20	12.4
June	4	0.4	6	2.1	3	2.2	1	2.0	—	—	14	6.7
July	11	1.0	4	1.3	1	0.5	—	—	—	—	16	2.8
TOTAL NON-RESIDENTIAL BUILDING												
1994 — May	150	15.3	61	18.6	25	17.0	27	55.5	5	39.6	268	145.9
June	118	12.1	84	26.1	24	16.6	25	51.0	4	55.2	255	161.0
July	147	15.1	73	20.9	30	19.4	27	67.9	2	15.4	279	138.7

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

Statistical division	Houses	Other residential building: Semi-detached, row or terrace houses, townhouses, etc. of: 1 storey	2 or more storeys	Total	Flats, units or apartments in a building of: 1-2 storeys	3 storeys	4 or more storeys	Total	Total	Total residential building
				NUMBER OF DWELLING UNITS						
Brisbane(a)	1,199	163	168	331	105	155	109	369	700	1,899
Moreton(a)	760	111	96	207	112	87	140	339	546	1,306
Wide Bay-Burnett	262	14	—	14	—	—	—	—	14	276
Darling Downs	147	24	4	28	21	—	—	21	49	196
South West	1	—	—	—	—	—	—	—	—	1
Fitzroy	117	7	—	7	1	—	—	1	8	125
Central West	2	—	—	—	—	—	—	—	—	2
Mackay	128	8	11	19	—	—	—	—	19	147
Northern	150	10	—	10	15	—	—	15	25	175
Far North	211	2	—	2	106	39	—	145	147	358
North West	5	—	—	—	—	—	—	—	—	5
Queensland	**2,982**	**339**	**279**	**618**	**360**	**281**	**249**	**890**	**1,508**	**4,490**
				VALUE ($'000)						
Brisbane(a)	114,355	8,760	11,770	20,530	10,099	27,738	14,200	52,036	72,566	186,921
Moreton(a)	73,690	4,677	7,036	11,713	6,580	7,200	12,538	26,318	38,030	111,720
Wide Bay-Burnett	20,144	778	—	778	—	—	—	—	778	20,922
Darling Downs	12,895	1,510	300	1,810	1,238	—	—	1,238	3,048	15,943
South West	150	—	—	—	—	—	—	—	—	150
Fitzroy	9,769	270	—	270	88	—	—	88	359	10,127
Central West	124	—	—	—	—	—	—	—	—	124
Mackay	12,899	507	795	1,302	—	—	—	—	1,302	14,202
Northern	14,292	200	—	200	978	—	—	978	1,178	15,470
Far North	19,608	206	—	206	6,965	2,050	—	9,015	9,220	28,829
North West	448	—	—	—	—	—	—	—	—	448
Queensland	**278,374**	**16,908**	**19,901**	**36,809**	**25,948**	**36,988**	**26,738**	**89,673**	**126,482**	**404,856**

(a) See paragraph 29 of the Explanatory Notes.

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

Period	Double brick (a) (b)	Brick veneer (a)	Timber	Fibre cement	Other	Total
1991-92	1,659	24,255	2,641	1,865	610	31,030
1992-93	1,927	26,621	3,321	1,517	495	33,881
1993-94	2,156	28,884	3,163	1,540	854	36,591
1993—						
May	181	2,191	269	111	52	2,804
June	152	2,414	262	121	46	2,995
July	100	2,617	304	112	63	3,196
August	84	2,542	313	122	59	3,120
September	66	2,799	316	108	89	3,377
October	153	2,606	314	107	81	3,261
November	163	2,367	312	146	59	3,047
December	223	2,136	226	121	74	2,780
1994—						
January	212	1,936	180	119	73	2,520
February	155	2,013	198	139	68	2,567
March	167	2,694	264	152	87	3,365
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

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

TABLE 9 — TYPE OF BUILDING APPROVED IN STATISTICAL DIVISIONS AND STATISTICAL DISTRICTS, QUEENSLAND, JULY 1994

Statistical division and statistical district	*Dwelling units in new residential buildings*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building ($'000)*	*Total ($'000)*
	Houses		*Other residential buildings*		*Total*				
	Number	*Value ($'000)*	*Number*	*Value ($'000)*	*Number*	*Value ($'000)*			
STATISTICAL DIVISION									
Brisbane(a)	1,199	114,355	700	72,566	1,899	186,921	12,788	53,292	253,001
Moreton(a)	760	73,690	546	38,030	1,306	111,720	3,514	32,409	147,643
Wide Bay-Burnett	262	20,144	14	778	276	20,922	1,465	17,083	39,469
Darling Downs	147	12,895	49	3,048	196	15,943	1,126	16,076	33,145
South West	1	150	..	—	1	150	35	75	260
Fitzroy	117	9,769	8	359	125	10,127	562	6,141	16,830
Central West	2	124	—	—	2	124	—	—	124
Mackay	128	12,899	19	1,302	147	14,202	533	1,426	16,161
Northern	150	14,292	25	1,178	175	15,470	1,151	7,503	24,124
Far North	211	19,608	147	9,220	358	28,829	971	4,590	34,389
North West	5	448	—	..	5	448	95	90	633
Queensland	**2,982**	**278,374**	**1,508**	**126,482**	**4,490**	**404,856**	**22,240**	**138,685**	**565,780**
STATISTICAL DISTRICT									
Gold Coast-Tweed (a)(b)	375	38,639	342	23,760	717	62,398	1,803	21,255	85,456
Sunshine Coast	206	19,875	204	14,271	410	34,146	642	10,210	44,997
Bundaberg(a)	51	4,016	4	267	55	4,283	171	5,938	10,392
Gladstone	26	2,315	—	—	26	2,315	82	542	2,939
Rockhampton	30	2,496	3	82	33	2,577	209	2,519	5,305
Mackay	72	7,642	14	955	86	8,597	282	476	9,356
Townsville	110	10,996	11	790	121	11,786	806	5,431	18,024
Cairns(a)	136	12,465	135	8,391	271	20,856	432	2,381	23,668

(a) See paragraph 29 of the Explanatory Notes. (b) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales.

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

Local government area	Dwelling units in new residential buildings: Houses Number	Houses Value ($'000)	Other residential buildings Number	Other residential buildings Value ($'000)	Total Number	Total Value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building ($'000)	Total ($'000)
BRISBANE AND MORETON STATISTICAL DIVISIONS (a)									
Albert (S)	352	35,014	129	7,414	481	42,428	809	15,129	58,366
Beaudesert (S)	44	4,333	—	—	44	4,333	272	530	5,135
Boonah (S)	2	111	—	—	2	111	61	90	262
Brisbane (C)	420	44,678	528	62,905	948	107,584	8,837	25,622	142,043
Caboolture (S)	181	15,278	18	1,138	199	16,416	657	5,713	22,787
Caloundra (C)	91	8,435	29	2,835	120	11,270	467	2,458	14,194
Esk (S)	7	625	—	—	7	625	30	50	705
Gatton (S)	7	630	—	—	7	630	226	199	1,055
Gold Coast (C)	97	9,754	227	16,905	324	26,659	1,086	10,520	38,265
Ipswich (C)	35	2,830	8	402	43	3,232	195	1,030	4,457
Kilcoy (S)	4	294	—	—	4	294	—	—	294
Laidley (S)	27	1,930	—	—	27	1,930	46	160	2,136
Logan (C)	160	14,111	77	2,753	237	16,864	1,087	7,270	25,221
Maroochy (S)	147	13,644	155	10,266	302	23,910	378	7,078	31,366
Moreton (S)	76	6,376	—	—	76	6,376	559	250	7,185
Noosa (S)	56	5,614	20	1,170	76	6,784	176	1,000	7,960
Pine Rivers (S)	110	10,308	2	100	112	10,408	510	6,480	17,399
Redcliffe (C)	9	1,080	—	—	9	1,080	115	1,169	2,364
Redland (S)	134	13,001	53	4,707	187	17,708	790	952	19,450
Brisbane and Moreton (SDs)	**1,959**	**188,044**	**1,246**	**110,597**	**3,205**	**298,641**	**16,302**	**85,701**	**400,644**
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	27	2,120	—	—	27	2,120	104	5,938	8,161
Burnett (S)	38	2,913	4	267	42	3,180	191	—	3,371
Cooloola (S)	45	3,873	8	361	53	4,234	115	4,280	8,629
Gayndah (S)	3	209	—	—	3	209	38	—	247
Hervey Bay (C)	83	6,347	2	150	85	6,497	372	4,932	11,801
Isis (S)	16	1,225	—	—	16	1,225	93	—	1,317
Kingaroy (S)	10	767	—	—	10	767	61	1,456	2,284
Kolan (S)	3	188	—	—	3	188	—	86	274
Maryborough (C)	12	1,028	—	—	12	1,028	52	85	1,165
Miriam Vale (S)	4	168	—	—	4	168	296	83	547
Mundubbera (S)	—	—	—	—	—	—	26	—	26
Nanango (S)	1	60	—	—	1	60	35	—	95
Tiaro (S)	9	490	—	—	9	490	36	222	748
Other areas	11	756	—	—	11	756	47	—	803
Wide Bay-Burnett (SD)	**224**	**17,231**	**10**	**511**	**234**	**17,741**	**1,274**	**17,083**	**36,098**

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

Local government area	*Dwelling units in new residential buildings*						*Alterations and additions to residential buildings* ($'000)	*Non-residential building* ($'000)	*Total* ($'000)
	Houses		*Other residential buildings*		*Total*				
	Number	*Value* ($'000)	*Number*	*Value* ($'000)	*Number*	*Value* ($'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	—	—	—	—	—	—	—	—	—
Chinchilla (S)	—	—	—	—	—	—	—	—	—
Clifton (S)	4	335	—	—	4	335	—	—	335
Crow's Nest (S)	18	1,554	—	—	18	1,554	125	—	1,679
Dalby (T)	7	856	4	288	11	1,143	104	—	1,247
Goondiwindi (T)	5	696	4	188	9	884	30	559	1,473
Jondaryan (S)	10	1,035	—	—	10	1,035	124	337	1,495
Millmerran (S)	2	117	2	102	4	218	—	—	218
Pittsworth (S)	4	250	—	—	4	250	15	70	335
Rosalie (S)	15	1,051	—	—	15	1,051	39	—	1,090
Stanthorpe (S)	9	774	—	—	9	774	196	50	1,020
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	67	5,722	37	2,373	104	8,096	394	14,981	23,470
Wambo (S)	2	243	—	—	2	243	18	—	261
Warwick (S)	4	262	2	98	6	360	80	80	521
Other areas	—	—	—	—	—	—	—	—	—
Darling Downs (SD)	**147**	**12,895**	**49**	**3,048**	**196**	**15,943**	**1,126**	**16,076**	**33,145**
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	—	—	—	—	—	—	—	—	—
Roma (T)	1	150	—	—	1	150	35	75	260
Other areas	—	—	—	—	—	—	—	—	—
South West (SD)	**1**	**150**	**—**	**—**	**1**	**150**	**35**	**75**	**260**
FITZROY STATISTICAL DIVISION									
Banana (S)	7	499	—	—	7	499	114	—	614
Calliope (S)	7	542	—	—	7	542	11	—	553
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	18	1,523	—	—	18	1,523	32	1,280	2,835
Fitzroy (S)	18	1,259	—	—	18	1,259	—	60	1,319
Gladstone (C)	20	1,829	—	—	20	1,829	71	542	2,442
Livingstone (S)	29	2,524	5	277	34	2,801	125	1,800	4,726
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	18	1,593	3	82	21	1,675	209	2,459	4,342
Other areas	—	—	—	—	—	—	—	—	—
Fitzroy (SD)	**117**	**9,769**	**8**	**359**	**125**	**10,127**	**562**	**6,141**	**16,830**
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	—	—	—
Other areas	2	124	—	—	2	124	—	—	124
Central West (SD)	**2**	**124**	**—**	**—**	**2**	**124**	**—**	**—**	**124**

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

Local government area	Dwelling units in new residential buildings: Houses Number	Houses Value ($'000)	Other residential buildings Number	Other residential buildings Value ($'000)	Total Number	Total Value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building ($'000)	Total ($'000)
MACKAY STATISTICAL DIVISION									
Belyando (S)	1	80	—	—	1	80	—	—	80
Broadsound (S)	—	—	—	—	—	—	—	—	—
Mackay (C)	90	9,302	14	955	104	10,257	342	476	11,076
Sarina (S)	8	679	—	—	8	679	106	—	785
Whitsunday (S)	27	2,668	5	347	32	3,015	85	880	3,980
Other areas	2	170	—	—	2	170	—	70	240
Mackay (SD)	**128**	**12,899**	**19**	**1,302**	**147**	**14,202**	**533**	**1,426**	**16,161**
NORTHERN STATISTICAL DIVISION									
Bowen (S)	5	355	—	—	5	355	53	209	616
Burdekin (S)	5	509	14	388	19	897	82	638	1,617
Charters Towers (C)	3	194	—	—	3	194	27	730	951
Dalrymple (S)	—	—	—	—	—	—	—	—	—
Hinchinbrook (S)	4	227	—	—	4	227	39	180	446
Thuringowa (C)	91	8,285	—	—	91	8,285	271	2,530	11,086
Townsville (C)	36	4,108	11	790	47	4,898	633	3,051	8,582
Northern (SD)	**144**	**13,678**	**25**	**1,178**	**169**	**14,856**	**1,104**	**7,338**	**23,297**
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	23	1,931	—	—	23	1,931	105	220	2,256
Cairns (C)	18	2,277	71	3,769	89	6,046	226	2,381	8,653
Cardwell (S)	11	1,221	—	—	11	1,221	78	362	1,661
Cook (S) (including Weipa)	—	—	—	—	—	—	—	—	—
Douglas (S)	13	1,513	—	—	13	1,513	—	516	2,029
Eacham (S)	2	120	—	—	2	120	29	210	359
Johnstone (S)	13	1,252	12	830	25	2,081	275	641	2,997
Mareeba (S)	7	555	—	—	7	555	53	260	867
Mulgrave (S)	119	10,228	64	4,621	183	14,850	206	—	15,056
Torres (S)	1	197	—	—	1	197	—	—	197
Other areas	4	314	—	—	4	314	—	—	314
Far North (SD)	**211**	**19,608**	**147**	**9,220**	**358**	**28,829**	**971**	**4,590**	**34,389**
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	1	67	—	—	1	67	30	—	97
Mount Isa (C)	4	381	—	—	4	381	65	90	536
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	**5**	**448**	**—**	**—**	**5**	**448**	**95**	**90**	**633**
QUEENSLAND									
Queensland	**2,982**	**278,374**	**1,508**	**126,482**	**4,490**	**404,856**	**22,240**	**138,685**	**565,780**

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

EXPLANATORY NOTES

Introduction

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

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

Scope and coverage

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

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

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

6. From July 1990, the statistics cover:

(a) all approved new residential building jobs valued at $10,000 or more (previously $5,000 or more);

(b) approved alterations and additions to residential buildings valued at $10,000 or more and

(c) all approved non-residential building jobs valued at $50,000 or more (previously $30,000 or more).

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

Definitions

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

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

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

(a) A 'house' is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with 'non-residential buildings' are defined as houses for the purpose of these statistics.

(b) An 'other residential building' is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. town houses, duplexes, apartment buildings, etc.).

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

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

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

13. *Functional classification of buildings.* A building is classified according to its intended major function. A building which is ancillary to other buildings or forms a

EXPLANATORY NOTES — *continued*

Definitions — *continued*

part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to 'offices' and a detached cafeteria building to 'shops', while factory buildings would be classified to 'factories'. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'educational'.

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

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

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

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

- one storey or
- two or more storeys.

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

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

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

Estimates at constant prices

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

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

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

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

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

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

Australian Standard Geographical Classification

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

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

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

27. *Statistical divisions*, which are groupings of whole or part of LGAs, are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region. The Brisbane Statistical Division comprises the Cities of Brisbane, Ipswich, Logan and Redcliffe, the Shires of Pine Rivers and Redland and parts of the Shires of Albert, Beaudesert, Caboolture and Moreton.

28. *Statistical districts* have been defined around selected urban areas to provide comparable statistics over a period

EXPLANATORY NOTES — *continued*

Australian Standard Geographical Classification — *continued*

of time. These districts, which are intended to contain the anticipated urban spread for at least 20 years, are generally defined as having a population of 25,000 or more and experiencing urban growth beyond the LGA boundaries.

29. From July 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 City of Mackay comprises the amalgamated areas of the former City of Mackay and Shire of Pioneer.

(e) 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).

(f) The boundaries of Maryborough (C) and Woocoo (S) were amended by the transfer of part of Woocoo (S) to Maryborough (C).

(g) Warwick (S) has been formed by the amalgamation of Warwick (C) and the Shires of Allora, Glengallan and Rosenthal.

(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.

Seasonal adjustment

30. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation. The seasonally adjusted series can, however, be smoothed to reduce the impact of the irregular component thereby creating the trend estimate series. Both the seasonally adjusted and trend estimate series are shown in Table 3.

31. Each of the component series shown has been seasonally adjusted independently. As a consequence, while the unadjusted components in the original series shown add to the totals, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

32. For more information on seasonal adjustment of this series, users should refer to the ABS publications *Building Approvals* (8731.0) and *Seasonally Adjusted Indicators* (1308.0).

Related publications

33. Users may also wish to refer to the following publication which is available on request:

Dwelling Unit Commencements Reported by Approving Authorities (8741.3) – Monthly ($11.00)
Building Activity (8752.3) – Quarterly ($11.00)

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

Unpublished statistics

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

Symbols and other usages

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

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

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