



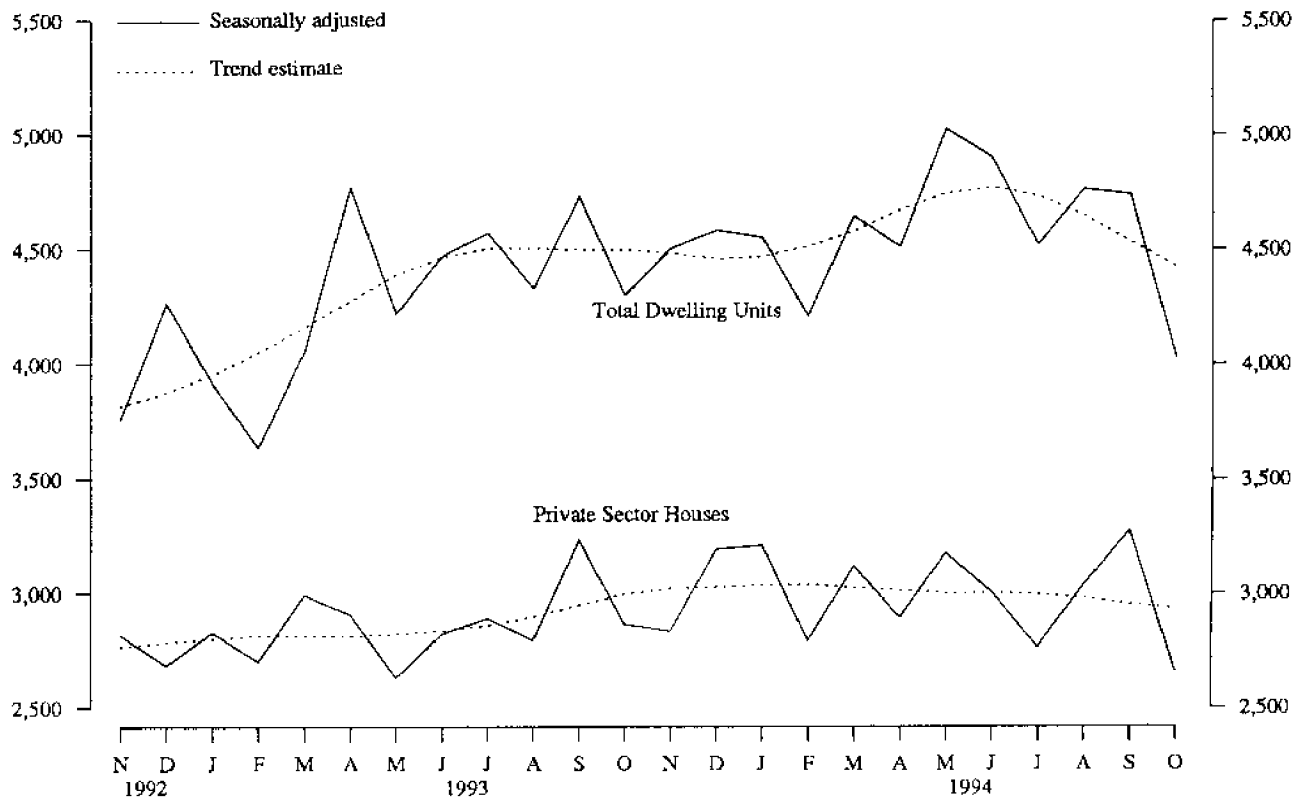
**Australian
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Statistics**

**October 1994
Building Approvals
Queensland**

Catalogue No. 8731.3

BUILDING APPROVALS, QUEENSLAND, OCTOBER 1994

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS,
QUEENSLAND



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5 December 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- for further information about statistics in this publication and the availability of related unpublished statistics, contact Information Inquiries on Brisbane (07) 222 6351, (fax (07) 229 6042) or any ABS State office.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, including revised estimates for earlier months, reveals a steady decline of 6.5 per cent from July 1994 to October 1994. This followed a steady rise of 6.7 per cent in the series from January 1994 to June 1994.
- There was a steady decline of 2.2 per cent in the trend estimate for private sector houses from June 1994 to October 1994. The inclusion of revised trend estimates for earlier months reversed the steady rise previously recorded for this series.
- Seasonally adjusted, the number of dwelling units approved in October 1994 was down 15.1 per cent from September 1994. Approvals for private sector houses in October 1994 were down 18.7 per cent from September 1994.
- In original figures, the number of dwelling units approved in October 1994 was 4,181. In the private sector there were 2,917 houses and 1,123 other residential buildings approved in October 1994.

Non-residential building

- The value of non-residential building approved during the 3 months ended October 1994 was 6.1 per cent higher than for the 3 months ended July 1994.

Total building

- The value of all building approved in the 3 months ended October 1994 was 1.0 per cent lower than for the 3 months ended July 1994.

BUILDING APPROVALS

<i>Period</i>	<i>Dwelling units in new residential buildings</i>			<i>Total building</i>
	<i>Original</i>	<i>Seasonally adjusted</i>	<i>Trend estimate</i>	
	<i>No.</i>	<i>No.</i>	<i>No.</i>	<i>\$m</i>
<i>October—</i>				
1993	4,552	4,300	4,498	508.7
1994	4,181	4,026	4,426	593.2
<i>Three months ended—</i>				
October 1993	14,071	13,363	13,504	1,737.8
July 1994	15,198	14,450	14,255	1,823.6
October 1994	14,504	13,530	13,608	1,805.2

NOTES

This publication contains detailed results for October 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 May 1994 to October 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 (November 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 7 per cent in November 1994 the trend estimate for that month would be 2,861, a movement of -1.6 per cent. The movements in the trend estimates for August, September and October 1994, currently estimated to be -0.6 per cent, -0.9 per cent and -0.7 per cent, respectively, would be revised to -0.8 per cent, -1.1 per cent and -1.1 per cent, respectively. On the other hand, a 7 per cent seasonally adjusted decline in the number of private sector houses approved in November 1994 would produce a trend estimate for November of 2,715, a movement of -3.4 per cent, with the movements in the trend estimates for August, September and October being revised to -1.5 per cent, -2.3 per cent and -2.7 per cent, respectively.

PRIVATE SECTOR HOUSES APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if November 1994 seasonally adjusted estimate			
	No.	% change from previous month	is up 7% on October 1994		is down 7% on October 1994	
			No.	% change from previous month	No.	% change from previous month
1994—						
May	3,001	-0.4	3,003	-0.3	3,010	-0.1
June	3,000	0.0	3,002	0.0	3,013	0.1
July	2,996	-0.1	2,997	-0.2	3,003	-0.4
August	2,979	-0.6	2,973	-0.8	2,958	-1.5
September	2,952	-0.9	2,942	-1.1	2,890	-2.3
October	2,933	-0.7	2,908	-1.1	2,812	-2.7
November	n.y.a.	n.y.a.	2,861	-1.6	2,715	-3.4

TOTAL DWELLING UNITS APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if November 1994 seasonally adjusted estimate			
	No.	% change from previous month	is up 7% on October 1994		is down 7% on October 1994	
			No.	% change from previous month	No.	% change from previous month
1994—						
May	4,748	1.5	4,753	1.7	4,764	1.9
June	4,773	0.5	4,782	0.6	4,802	0.8
July	4,734	-0.8	4,739	-0.9	4,749	-1.1
August	4,647	-1.9	4,636	-2.2	4,610	-2.9
September	4,535	-2.4	4,516	-2.6	4,428	-3.9
October	4,426	-2.4	4,401	-2.6	4,235	-4.4
November	n.y.a.	n.y.a.	4,277	-2.8	4,028	-4.9

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									
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
1993-94									
July-October	5,196	156	5,352	2,298	156	2,454	7,494	312	7,806
1994-95									
July-October	5,166	33	5,199	2,405	216	2,621	7,571	249	7,820
1993—									
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
August	1,443	7	1,450	904	103	1,007	2,347	110	2,457
September	1,366	9	1,375	517	27	544	1,883	36	1,919
October	1,167	8	1,175	296	74	370	1,463	82	1,545
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
1993-94									
July-October	12,758	196	12,954	5,475	319	5,794	18,233	515	18,748
1994-95									
July-October	12,626	72	12,698	5,959	337	6,296	18,585	409	18,994
1993—									
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
August	3,396	14	3,410	1,824	103	1,927	5,220	117	5,337
September	3,346	29	3,375	1,516	95	1,611	4,862	124	4,986
October	2,917	14	2,931	1,123	127	1,250	4,040	141	4,181

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 11 such dwelling units approved in October 1994.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION														
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
1993-94														
July-October	482.6	13.5	496.1	145.8	9.3	155.0	628.3	22.8	651.1	42.6	396.4	436.1	1,067.4	1,129.8
1994-95														
July-October	485.0	2.9	488.0	197.8	36.1	234.0	682.8	39.1	721.9	47.4	289.2	347.9	1,019.4	1,117.3
1993—														
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
August	134.4	0.7	135.1	71.1	29.5	100.6	205.6	30.2	235.7	11.1	86.1	93.0	302.7	339.8
September	126.3	0.9	127.3	37.9	1.6	39.5	164.3	2.5	166.8	11.7	54.3	58.1	230.3	236.6
October	110.6	0.6	111.3	17.1	4.2	21.3	127.7	4.8	132.5	11.8	101.9	143.6	241.4	288.0
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
1993-94														
July-October	1,129.9	16.9	1,146.8	363.8	19.2	383.0	1,493.7	36.1	1,529.9	83.6	578.9	665.8	2,156.1	2,279.3
1994-95														
July-October	1,171.7	6.3	1,178.0	449.1	43.7	492.8	1,620.8	50.0	1,670.8	88.7	470.3	611.5	2,179.6	2,371.0
1993—														
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
August	313.9	1.3	315.1	134.6	- 29.5	164.1	448.4	- 30.8	479.2	21.2	123.4	144.9	593.1	645.3
September	308.9	2.5	311.4	112.9	6.0	118.9	421.8	8.5	430.3	22.3	98.3	114.1	542.4	566.7
October	272.0	1.1	273.1	76.1	7.3	83.3	348.1	8.4	356.4	22.9	150.0	213.8	520.8	593.2

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
<i>1993—</i>								
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
<i>1994—</i>								
January	3,211	3,038	3,271	3,084	4,572	4,399	4,555	4,472
February	2,793	3,038	2,802	3,083	4,076	4,399	4,211	4,515
March	3,119	3,025	3,141	3,069	4,563	4,419	4,648	4,583
April r	2,894	3,013	2,984	3,059	4,228	4,473	4,513	4,675
May r	3,176	3,001	3,224	3,050	4,676	4,530	5,026	4,748
June r	3,008	3,000	3,037	3,049	4,820	4,578	4,903	4,773
July r	2,764	2,996	2,829	3,044	4,262	4,587	4,521	4,734
August r	3,034	2,979	3,069	3,023	4,741	4,551	4,763	4,647
September r	3,273	2,952	3,322	2,992	4,759	4,487	4,741	4,535
October	2,660	2,933	2,686	2,967	3,992	4,426	4,026	4,426

(a) See paragraphs 30 to 32 of the Explanatory Notes.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	2,358.5	2,416.9	706.9	3,123.8	192.9	1,121.4	1,590.3	4,302.6	4,907.0
1992-93	2,583.8	2,636.3	985.0	3,621.2	194.3	966.4	1,419.0	4,664.7	5,234.6
1993-94 r	2,869.4	2,917.2	1,378.1	4,295.3	205.5	1,361.6	1,778.4	5,750.4	6,279.2
<i>1993—</i>									
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
<i>1994—</i>									
Mar. qtr r	661.7	669.9	367.0	1,036.9	45.7	272.4	304.9	1,344.1	1,387.5
June qtr r	740.2	758.5	395.4	1,153.9	50.5	282.6	371.9	1,426.2	1,576.3
Sept. qtr	799.0	803.6	417.4	1,221.1	58.4	320.3	397.7	1,562.0	1,677.2

(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	1992-93	1993-94	July-October		1994		
			1993-94	1994-95	August	September	October
PRIVATE SECTOR							
New houses	2,830.5	3,200.2	1,129.9	1,171.7	313.9	308.9	272.0
New other residential buildings	869.6	1,264.1	363.8	449.1	134.6	112.9	76.1
<i>Total new residential building</i>	<i>3,700.1</i>	<i>4,464.3</i>	<i>1,493.7</i>	<i>1,620.8</i>	<i>448.4</i>	<i>421.8</i>	<i>348.1</i>
Alterations and additions to residential buildings	212.7	228.1	83.4	88.5	21.2	22.3	22.7
Hotels, etc.	37.3	302.1	248.2	13.1	5.0	4.0	2.4
Shops	314.0	332.1	91.7	193.0	70.1	30.8	61.6
Factories	87.7	109.8	34.2	40.5	10.4	12.9	8.5
Offices	89.4	160.9	64.0	61.7	7.3	15.9	27.2
Other business premises	170.6	153.0	43.6	81.1	16.1	13.9	31.9
Educational	44.9	66.4	33.3	25.6	3.7	6.0	3.0
Religious	17.0	14.3	5.4	4.7	0.8	1.3	1.1
Health	49.9	59.7	15.5	11.6	1.8	2.1	3.6
Entertainment and recreational	48.8	78.1	16.4	26.0	5.5	7.6	6.8
Miscellaneous	82.1	72.0	26.6	12.8	2.7	3.7	3.9
<i>Total non-residential building</i>	<i>941.8</i>	<i>1,348.4</i>	<i>578.9</i>	<i>470.3</i>	<i>123.4</i>	<i>98.3</i>	<i>150.0</i>
Total	4,854.6	6,040.9	2,156.1	2,179.6	593.1	542.4	520.8
PUBLIC SECTOR							
New houses	57.8	53.3	16.9	6.3	1.3	2.5	1.1
New other residential buildings	71.6	73.4	19.2	43.7	29.5	6.0	7.3
<i>Total new residential building</i>	<i>129.4</i>	<i>126.7</i>	<i>36.1</i>	<i>50.0</i>	<i>30.8</i>	<i>8.5</i>	<i>8.4</i>
Alterations and additions to residential buildings	0.2	1.1	0.2	0.2	—	—	0.1
Hotels, etc.	—	2.3	0.3	—	—	—	—
Shops	1.6	3.3	1.5	4.3	—	—	—
Factories	5.7	4.2	1.2	0.5	0.4	0.1	0.1
Offices	102.5	34.8	13.0	7.9	1.2	0.6	4.9
Other business premises	31.1	186.5	4.7	3.3	0.9	0.9	0.8
Educational	115.6	97.8	60.0	114.1	16.5	10.6	56.0
Religious	—	—	—	—	—	—	—
Health	12.6	42.0	0.4	2.5	—	—	—
Entertainment and recreational	153.4	19.6	1.3	0.2	—	—	—
Miscellaneous	19.7	22.6	4.6	8.5	2.6	3.6	2.1
<i>Total non-residential building</i>	<i>442.2</i>	<i>413.1</i>	<i>86.9</i>	<i>141.3</i>	<i>21.5</i>	<i>15.8</i>	<i>63.9</i>
Total	571.8	540.9	123.2	191.4	52.2	24.3	72.4
TOTAL							
New houses	2,888.3	3,253.5	1,146.8	1,178.0	315.1	311.4	273.1
New other residential buildings	941.2	1,337.5	383.0	492.8	164.1	118.9	83.3
<i>Total new residential building</i>	<i>3,829.6</i>	<i>4,591.0</i>	<i>1,529.9</i>	<i>1,670.8</i>	<i>479.2</i>	<i>430.3</i>	<i>356.4</i>
Alterations and additions to residential buildings	212.9	229.2	83.6	88.7	21.2	22.3	22.9
Hotels, etc.	37.3	304.4	248.4	13.1	5.0	4.0	2.4
Shops	315.6	335.4	93.1	197.3	70.1	30.8	61.6
Factories	93.4	114.0	35.4	41.0	10.8	13.0	8.5
Offices	191.9	195.7	77.0	69.6	8.5	16.5	32.1
Other business premises	201.7	339.5	48.3	84.4	17.0	14.8	32.7
Educational	160.5	164.2	93.3	139.7	20.2	16.7	59.0
Religious	17.0	14.3	5.4	4.7	0.8	1.3	1.1
Health	62.4	101.7	15.9	14.1	1.8	2.1	3.6
Entertainment and recreational	202.2	97.7	17.7	26.3	5.5	7.6	6.8
Miscellaneous	101.9	94.6	31.2	21.4	5.2	7.2	6.1
<i>Total non-residential building</i>	<i>1,383.9</i>	<i>1,761.6</i>	<i>665.8</i>	<i>611.5</i>	<i>144.9</i>	<i>114.1</i>	<i>213.8</i>
Total	5,426.3	6,581.8	2,279.3	2,371.0	645.3	566.7	593.2

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 — August	2	0.2	3	1.4	—	—	2	3.4	—	—	7	5.0
September	2	0.3	1	0.3	1	0.7	1	2.7	—	—	5	4.0
October	4	0.5	3	0.9	—	—	1	1.0	—	—	8	2.4
SHOPS												
1994 — August	44	4.5	14	4.6	5	3.7	3	6.8	3	50.5	69	70.1
September	79	7.4	18	5.4	2	1.0	6	10.2	1	6.8	106	30.8
October	65	5.8	16	4.3	7	4.2	5	9.3	1	38.0	94	61.6
FACTORIES												
1994 — August	37	4.1	11	3.4	6	3.3	—	—	—	—	54	10.8
September	19	2.1	10	3.1	1	0.5	4	7.3	—	—	34	13.0
October	15	1.2	7	1.7	5	3.2	2	2.4	—	—	29	8.5
OFFICES												
1994 — August	20	1.8	9	2.8	6	3.9	—	—	—	—	35	8.5
September	13	1.5	16	4.9	4	3.3	2	6.8	—	—	35	16.5
October	24	2.9	12	3.5	5	3.5	4	7.8	1	14.4	46	32.1
OTHER BUSINESS PREMISES												
1994 — August	36	3.8	19	5.9	3	1.8	4	5.4	—	—	62	17.0
September	34	3.5	18	5.0	5	3.3	2	3.0	—	—	59	14.8
October	46	4.6	22	6.7	7	4.9	2	4.5	2	11.9	79	32.7
EDUCATIONAL												
1994 — August	19	2.6	18	5.4	3	2.1	6	10.1	—	—	46	20.2
September	6	0.5	18	5.8	6	3.8	4	6.5	—	—	34	16.7
October	9	1.1	15	4.9	6	4.4	1	2.9	2	45.8	33	59.0
RELIGIOUS												
1994 — August	1	0.2	2	0.7	—	—	—	—	—	—	3	0.8
September	4	0.5	3	0.9	—	—	—	—	—	—	7	1.3
October	2	0.2	1	0.3	1	0.6	—	—	—	—	4	1.1
HEALTH												
1994 — August	2	0.3	1	0.4	—	—	1	1.1	—	—	4	1.8
September	3	0.4	1	0.3	—	—	1	1.4	—	—	5	2.1
October	4	0.3	—	—	—	—	1	3.3	—	—	5	3.6
ENTERTAINMENT AND RECREATIONAL												
1994 — August	5	0.6	5	1.6	2	1.2	2	2.2	—	—	14	5.5
September	5	0.5	3	0.7	1	0.7	3	5.7	—	—	12	7.6
October	6	0.6	4	1.1	—	—	2	5.0	—	—	12	6.8
MISCELLANEOUS												
1994 — August	10	1.0	5	1.2	1	0.8	1	2.2	—	—	17	5.2
September	2	0.3	13	3.4	—	—	1	3.6	—	—	16	7.2
October	10	1.2	5	1.2	1	0.7	2	2.9	—	—	18	6.1
TOTAL NON-RESIDENTIAL BUILDING												
1994 — August	176	19.2	87	27.3	26	16.7	19	31.2	3	50.5	311	144.9
September	167	16.9	101	29.9	20	13.3	24	47.2	1	6.8	313	114.1
October	185	18.5	85	24.7	32	21.6	20	39.0	6	110.1	328	213.8

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

Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Brisbane	1,175	94	107	201	94	75	—	169	370	1,545
Moreton	817	91	134	225	151	166	75	392	617	1,434
Wide Bay-Burnett	308	20	5	25	20	30	—	50	75	383
Darling Downs	102	—	4	4	—	—	—	—	4	106
South West	5	—	—	—	—	—	—	—	—	5
Fitzroy	152	4	7	11	—	—	—	—	11	163
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	110	21	—	21	—	—	—	—	21	131
Northern	98	17	—	17	36	19	—	55	72	170
Far North	161	22	26	48	11	21	—	32	80	241
North West	3	—	—	—	—	—	—	—	—	3
Queensland	2,931	269	283	552	312	311	75	698	1,250	4,181
VALUE (\$'000)										
Brisbane	111,267	5,868	6,150	12,018	4,707	4,535	—	9,242	21,260	132,527
Moreton	78,279	5,655	9,699	15,354	7,049	10,645	7,457	25,151	40,505	118,783
Wide Bay-Burnett	23,667	1,098	300	1,398	1,462	2,625	—	4,087	5,484	29,151
Darling Downs	8,907	—	285	285	—	—	—	—	285	9,192
South West	599	—	—	—	—	—	—	—	—	599
Fitzroy	14,744	174	380	554	—	—	—	—	554	15,298
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	10,949	1,369	—	1,369	—	—	—	—	1,369	12,318
Northern	10,299	1,163	—	1,163	2,572	2,750	—	5,322	6,485	16,784
Far North	14,043	1,146	1,650	2,796	2,500	2,108	—	4,608	7,404	21,447
North West	346	—	—	—	—	—	—	—	—	346
Queensland	273,100	16,474	18,464	34,938	18,289	22,663	7,457	48,409	83,347	356,447

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
1993-94						
July-October	403	10,564	1,247	449	292	12,954
1994-95						
July-October	730	10,027	1,123	545	273	12,698
1993—						
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
August	161	2,726	292	139	92	3,410
September	243	2,620	331	122	59	3,375
October	224	2,278	256	134	39	2,931

(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, OCTOBER 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	1,175	111,267	370	21,260	1,545	132,527	11,825	143,611	287,963
Moreton	817	78,279	617	40,505	1,434	118,783	3,831	22,423	145,038
Wide Bay-Burnett	308	23,667	75	5,484	383	29,151	1,420	5,608	36,180
Darling Downs	102	8,907	4	285	106	9,192	1,175	3,561	13,929
South West	5	599	—	—	5	599	57	—	656
Fitzroy	152	14,744	11	554	163	15,298	1,222	6,730	23,250
Central West	—	—	—	—	—	—	59	177	236
Mackay	110	10,949	21	1,369	131	12,318	572	3,674	16,564
Northern	98	10,299	72	6,485	170	16,784	1,304	11,422	29,510
Far North	161	14,043	80	7,404	241	21,447	1,374	14,975	37,796
North West	3	346	—	—	3	346	45	1,641	2,032
Queensland	2,931	273,100	1,250	83,347	4,181	356,447	22,885	213,823	593,155
STATISTICAL DISTRICT									
Gold Coast-Tweed (a)	377	37,193	424	25,758	801	62,951	1,656	15,630	80,237
Sunshine Coast	179	19,031	179	13,840	358	32,871	953	4,869	38,692
Bundaberg(b)	47	3,880	23	1,567	70	5,447	93	2,738	8,278
Gladstone	41	3,776	5	240	46	4,016	361	1,029	5,406
Rockhampton	30	2,502	—	—	30	2,502	324	1,059	3,886
Mackay	50	5,160	21	1,369	71	6,529	179	3,109	9,816
Townsville(b)	76	8,171	67	6,160	143	14,331	965	10,360	25,656
Cairns	84	7,778	35	2,120	119	9,899	927	6,181	17,007

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

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (a)									
Albert (S)	355	32,643	154	7,306	509	39,949	861	4,579	45,389
Beaudesert (S)	93	8,514	4	288	97	8,801	450	456	9,707
Boonah (S)	1	98	—	—	1	98	64	140	302
Brisbane (C)	448	46,707	257	15,390	705	62,097	8,806	89,564	160,467
Caboolture (S)	166	13,601	6	516	172	14,117	577	1,717	16,410
Caloundra (C)	83	8,401	47	4,015	130	12,416	395	2,114	14,925
Esk (S)	15	1,159	—	—	15	1,159	69	500	1,729
Gatton (S)	10	801	—	—	10	801	91	—	891
Gold Coast (C)	82	9,627	276	18,722	358	28,350	859	11,601	40,810
Ipswich (C)	29	2,157	8	420	37	2,578	315	710	3,603
Kilcoy (S)	4	281	—	—	4	281	44	728	1,053
Laidley (S)	26	1,739	—	—	26	1,739	—	—	1,739
Logan (C)	127	10,427	48	2,547	175	12,974	616	45,614	59,204
Maroochy (S)	125	12,310	58	4,015	183	16,325	437	2,590	19,351
Moreton (S)	46	3,908	2	118	48	4,027	302	101	4,429
Noosa (S)	66	6,808	84	6,418	150	13,226	360	165	13,751
Pine Rivers (S)	137	12,865	—	—	137	12,865	300	—	13,165
Redcliffe (C)	30	3,255	6	450	36	3,705	390	1,205	5,299
Redland (S)	149	14,245	37	1,560	186	15,805	720	4,251	20,776
Brisbane and Moreton (SDs)	1,992	189,546	987	61,765	2,979	251,311	15,656	166,034	433,001
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	27	2,151	14	1,012	41	3,163	49	2,738	5,950
Burnett (S)	48	3,968	9	555	57	4,523	97	—	4,621
Cooloola (S)	50	4,134	—	—	50	4,134	192	825	5,151
Gayndah (S)	3	230	—	—	3	230	15	—	245
Hervey Bay (C)	69	5,788	41	3,375	110	9,163	310	490	9,963
Isis (S)	10	706	—	—	10	706	12	—	718
Kingaroy (S)	3	311	—	—	3	311	42	274	627
Kolan (S)	9	480	—	—	9	480	—	118	598
Maryborough (C)	13	1,183	5	274	18	1,457	557	136	2,150
Miriam Vale (S)	6	347	—	—	6	347	—	277	624
Mundubbera (S)	3	399	—	—	3	399	—	—	399
Nanango (S)	22	1,095	—	—	22	1,095	15	—	1,110
Tiaro (S)	8	361	—	—	8	361	—	700	1,061
Other areas	37	2,514	6	269	43	2,782	131	50	2,963
Wide Bay-Burnett (SD)	308	23,667	75	5,484	383	29,151	1,420	5,608	36,180

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, OCTOBER 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)	7	493	—	—	7	493	—	—	493
Chinchilla (S)	2	200	—	—	2	200	91	—	291
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	13	1,284	—	—	13	1,284	119	2,460	3,862
Dalby (T)	8	573	—	—	8	573	77	120	770
Goondiwindi (T)	3	221	—	—	3	221	209	50	481
Jondaryan (S)	8	793	—	—	8	793	79	90	962
Millmerran (S)	1	116	—	—	1	116	—	—	116
Pittsworth (S)	1	90	—	—	1	90	—	—	90
Rosalie (S)	8	603	—	—	8	603	77	—	680
Stanthorpe (S)	10	751	—	—	10	751	68	—	819
Tara (S)	1	39	—	—	1	39	20	—	59
Toowoomba (C)	32	3,149	4	285	36	3,434	436	841	4,710
Wambo (S)	—	—	—	—	—	—	—	—	—
Warwick (S)	8	596	—	—	8	596	—	—	596
Other areas	—	—	—	—	—	—	—	—	—
Darling Downs (SD)	102	8,907	4	285	106	9,192	1,175	3,561	13,929
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	1	73	—	—	1	73	—	—	73
Roma (T)	3	480	—	—	3	480	57	—	537
Other areas	1	46	—	—	1	46	—	—	46
South West (SD)	5	599	—	—	5	599	57	—	656
FITZROY STATISTICAL DIVISION									
Banana (S)	2	161	2	100	4	261	33	295	589
Calliope (S)	19	1,774	—	—	19	1,774	399	130	2,303
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	45	5,318	2	74	47	5,392	46	1,109	6,547
Fitzroy (S)	10	733	—	—	10	733	34	—	766
Gladstone (C)	23	2,070	5	240	28	2,310	194	900	3,403
Livingstone (S)	30	2,701	2	140	32	2,841	225	3,238	6,304
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	22	1,908	—	—	22	1,908	290	1,059	3,258
Other areas	1	80	—	—	1	80	—	—	80
Fitzroy (SD)	152	14,744	11	554	163	15,298	1,222	6,730	23,250
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	—	—	—	—	20	—	20
Other areas	—	—	—	—	—	—	39	177	216
Central West (SD)	—	—	—	—	—	—	59	177	236

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	—	—	—	—	—	—	18	—	18
Broadsound (S)	8	709	—	—	8	709	48	—	757
Mackay (C)	68	6,957	21	1,369	89	8,327	247	3,109	11,683
Sanna (S)	12	953	—	—	12	953	70	—	1,023
Whitsunday (S)	21	2,249	—	—	21	2,249	140	565	2,954
Other areas	1	80	—	—	1	80	49	—	129
Mackay (SD)	110	10,949	21	1,369	131	12,318	572	3,674	16,564
NORTHERN STATISTICAL DIVISION									
Bowen (S)	2	205	—	—	2	205	38	—	243
Burdekin (S)	11	1,003	5	325	16	1,328	162	312	1,803
Charters Towers (C)	2	137	—	—	2	137	82	520	739
Dalrymple (S)	—	—	—	—	—	—	—	—	—
Hinchinbrook (S)	4	402	—	—	4	402	57	80	539
Thuringowa (C)	45	3,884	2	110	47	3,994	185	688	4,866
Townsville (C)	34	4,667	65	6,050	99	10,717	780	9,823	21,320
Northern (SD)	98	10,299	72	6,485	170	16,784	1,304	11,422	29,510
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	11	906	—	—	11	906	—	320	1,226
Cairns (C)	6	864	29	1,800	35	2,664	548	5,643	8,855
Cardwell (S)	12	1,058	2	102	14	1,160	69	148	1,377
Cook (S) (including Weipa)	1	51	—	—	1	51	—	—	51
Douglas (S)	14	1,010	37	4,857	51	5,867	94	1,384	7,344
Eacham (S)	—	—	—	—	—	—	—	796	796
Johnstone (S)	21	1,796	2	114	23	1,909	201	310	2,420
Mareeba (S)	7	630	2	110	9	740	70	1,290	2,100
Mulgrave (S)	82	7,383	8	422	90	7,805	379	538	8,722
Torres (S)	—	—	—	—	—	—	—	4,546	4,546
Other areas	7	345	—	—	7	345	12	—	357
Far North (SD)	161	14,043	80	7,404	241	21,447	1,374	14,975	37,796
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	—	—	—	—	—	—	25	—	25
Mount Isa (C)	3	346	—	—	3	346	20	1,578	1,944
Other areas	—	—	—	—	—	—	—	63	63
North West (SD)	3	346	—	—	3	346	45	1,641	2,032
QUEENSLAND									
Queensland	2,931	273,100	1,250	83,347	4,181	356,447	22,885	213,823	593,155

(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 2.4.

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 of time. These districts, which are intended to contain the anticipated urban spread for at least 20 years,

EXPLANATORY NOTES — *continued***Australian Standard Geographical Classification —
*continued***

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

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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