

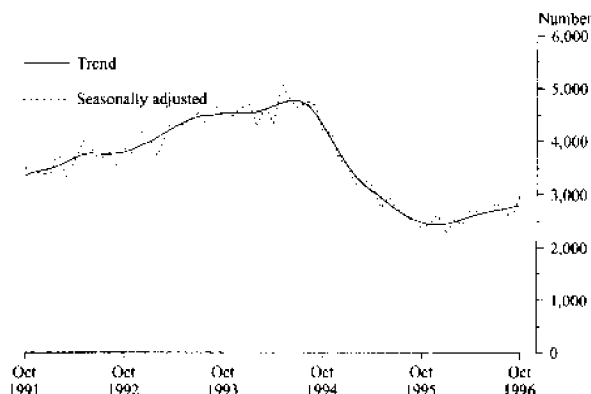
BUILDING APPROVALS, QUEENSLAND, OCTOBER 1996

MAIN FEATURES

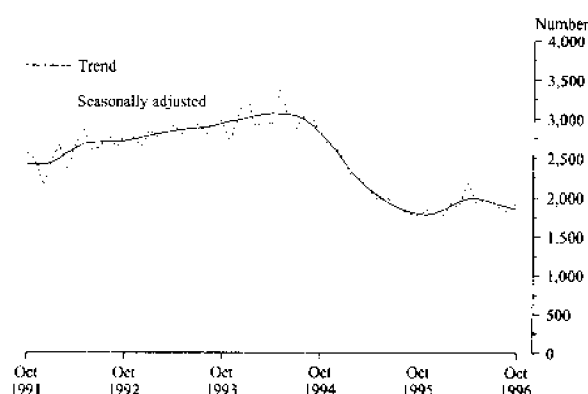
NUMBER OF DWELLING UNITS APPROVED

	October 1995	September 1996	October 1996	October 1995 to October 1996 change	September 1996 to October 1996 change
Original series	2,502	2,590	3,300	31.9%	27.4%
Seasonally adjusted	2,383	2,559	3,044	27.7%	19.0%
Trend estimate	2,473	2,779	2,808	13.5%	1.0%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for the total number of dwellings approved has continued to grow with a 1.0% increase in October. The trend will continue this positive movement unless there is a fall of more than 16.3% in the seasonally adjusted series in November.
- In original terms the total number of dwelling units approved was 3,300, the highest figure reported since March 1995. Private sector new houses accounted for 2,264 dwellings and other residential buildings accounted for 983 new dwellings.
- The value of new residential building approved was \$323.1 million with Brisbane Statistical Division accounting for \$158.6 million (49.1%) of the total. Public sector contributed \$12.9 million of the total.
- When expressed at average 1989–90 prices the value of residential building for the September quarter 1996 was \$734.5 million.

Non-residential building

- The value of non-residential building projects approved during October was \$194.3 million with miscellaneous projects contributing \$38.1 million followed by shops (\$37.4 million), hotels (\$26.8 million) and other business premises (\$23.5 million).
- There were 3 projects valued at \$5 million and over and 32 projects valued at between \$1 million and \$5 million.
- When expressed at average 1989–90 prices the total value of non-residential building for the September quarter 1996 was \$654.2 million, an increase of 12.4% on the June quarter 1996 and a 2.2% rise on the September quarter last year.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months May 1996 to October 1996.

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

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (November 1996) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 6% in November 1996, the trend estimate for that month would be 1,945, a movement of 1.4%. The movements in the trend estimates for August, September and October which are currently estimated to be -2.0%, -1.2% and -1.4% respectively, would be revised to -1.1%, -0.2% and 0.4%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in November 1996 would produce a trend estimate for November of 1,850, a movement of -0.3%, with the movements in the trend estimates for August, September and October being revised to -1.8%, -1.4% and -1.2% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if November 1996 seasonally adjusted estimate			
			is up 6% on October 1996		is down 6% on October 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
May	1,991	0.3	1,989	0.2	1,993	0.4
June	1,970	-1.0	1,967	-1.1	1,975	-0.9
July	1,937	-1.7	1,935	-1.6	1,939	-1.8
August	1,907	-1.6	1,914	-1.1	1,904	-1.8
September	1,884	-1.2	1,910	-0.2	1,877	-1.4
October	1,859	-1.4	1,918	0.4	1,855	-1.2
November	n.y.a.	n.y.a.	1,945	1.4	1,850	-0.3

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if November 1996 seasonally adjusted estimate			
			is up 7% on October 1996		is down 7% on October 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
May	2,638	1.8	2,631	1.5	2,639	1.8
June	2,679	1.6	2,666	1.3	2,680	1.6
July	2,710	1.1	2,704	1.4	2,711	1.2
August	2,741	1.2	2,759	2.0	2,740	1.1
September	2,780	1.4	2,837	2.8	2,776	1.3
October	2,808	1.0	2,927	3.2	2,812	1.3
November	n.y.a.	n.y.a.	3,027	3.4	2,854	1.5

TABLE 1 — DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION										
1993-94	14,471	302	14,773	6,590	508	7,098	131	21,192	810	22,002
1994-95	12,385	208	12,593	5,777	543	6,320	78	18,240	751	18,991
1995-96	9,722	108	9,830	2,879	125	3,004	88	12,689	233	12,922
1995-96										
July-October	3,450	40	3,490	897	43	940	78	4,425	83	4,508
1996-97										
July-October	3,683	53	3,736	1,296	189	1,485	6	4,985	242	5,227
1995—										
August	890	3	893	283	6	289	3	1,176	9	1,185
September	774	9	783	338	7	345	—	1,112	16	1,128
October	850	21	871	131	26	157	1	982	47	1,029
November	848	7	855	329	8	337	1	1,178	15	1,193
December	612	15	627	243	19	262	5	860	34	894
1996—										
January	632	13	645	99	14	113	—	731	27	758
February	761	7	768	211	—	211	—	972	7	979
March	853	—	853	252	—	252	—	1,105	—	1,105
April	920	16	936	190	20	210	—	1,110	36	1,146
May	844	8	852	453	9	462	—	1,297	17	1,314
June	802	2	804	285	12	297	4	1,011	14	1,025
July	941	5	946	190	—	190	1	1,132	5	1,137
August	871	20	891	364	56	420	1	1,236	76	1,312
September	864	—	864	347	20	367	2	1,213	20	1,233
October	1,007	28	1,035	395	113	508	2	1,404	141	1,545
QUEENSLAND										
1993-94	35,979	612	36,591	17,193	1,143	18,336	265	53,427	1,765	55,192
1994-95	30,102	539	30,641	13,306	1,061	14,367	190	43,596	1,602	45,198
1995-96	22,492	329	22,821	6,897	543	7,440	190	29,579	872	30,451
1995-96										
July-October	7,964	87	8,051	2,209	231	2,440	144	10,317	318	10,635
1996-97										
July-October	8,389	137	8,526	2,961	288	3,249	51	11,401	425	11,826
1995—										
August	2,080	22	2,102	738	61	799	50	2,868	83	2,951
September	1,915	18	1,933	557	27	584	8	2,480	45	2,525
October	1,998	32	2,030	363	101	464	8	2,369	133	2,502
November	2,022	34	2,056	501	18	519	4	2,527	52	2,579
December	1,473	28	1,501	658	55	713	7	2,138	83	2,221
1996—										
January	1,479	48	1,527	293	45	338	2	1,774	93	1,867
February	1,749	40	1,789	528	83	611	5	2,282	123	2,405
March	1,913	8	1,921	483	14	497	2	2,398	22	2,420
April	2,033	63	2,096	493	76	569	16	2,542	139	2,681
May	2,001	18	2,019	1,020	9	1,029	5	3,026	27	3,053
June	1,858	3	1,861	712	12	724	5	2,575	15	2,590
July	2,186	19	2,205	767	9	776	30	2,983	28	3,011
August	2,000	46	2,046	768	104	872	7	2,775	150	2,925
September	1,939	24	1,963	576	42	618	9	2,524	66	2,590
October	2,264	48	2,312	850	133	983	5	3,119	181	3,300

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION														
1993-94	1,334.1	26.1	1,360.2	445.5	32.2	477.7	1,779.6	58.3	1,837.9	125.2	797.6	1,074.0	2,702.4	3,037.2
1994-95	1,177.5	17.8	1,195.3	468.8	57.6	526.4	1,646.3	75.4	1,721.7	129.4	648.6	852.5	2,424.2	2,703.7
1995-96	948.5	10.2	958.8	293.1	9.8	302.9	1,241.6	20.0	1,261.6	129.6	674.3	852.7	2,045.3	2,243.9
1995-96														
July-October	332.6	3.5	336.1	67.6	3.3	70.8	400.2	6.7	406.9	55.0	238.3	284.3	693.5	746.3
1996-97														
July-October	379.9	4.5	384.5	110.2	13.4	123.6	490.1	17.9	508.0	49.8	278.4	361.5	818.2	919.4
1995—														
August	85.8	0.3	86.1	21.6	0.3	21.9	107.4	0.6	108.0	12.4	67.5	77.1	187.3	197.4
September	75.2	0.8	76.0	28.5	0.6	29.0	103.7	1.4	105.0	11.1	46.0	50.6	160.8	166.8
October	83.4	1.9	85.3	9.2	2.0	11.3	92.7	3.9	96.6	12.7	73.2	91.7	178.6	201.0
November	82.9	0.8	83.7	29.1	0.5	29.6	112.0	1.3	113.3	10.7	46.5	118.8	169.3	242.8
December	60.2	1.4	61.6	18.3	1.2	19.6	78.5	2.7	81.2	7.8	50.8	60.8	137.0	149.7
1996—														
January	62.2	1.0	63.2	6.7	1.4	8.1	68.9	2.4	71.3	7.8	41.4	48.3	118.1	127.4
February	73.3	0.7	74.0	17.1	—	17.1	90.4	0.7	91.1	9.0	61.0	70.2	160.4	170.3
March	83.0	—	83.0	16.0	—	16.0	99.0	—	99.0	9.0	49.0	50.1	157.0	158.1
April	89.3	1.6	90.8	17.5	2.2	19.6	106.7	3.7	110.5	10.3	99.2	114.2	216.1	234.9
May	82.0	0.9	82.9	107.9	0.5	108.4	189.9	1.4	191.3	10.4	51.3	51.7	251.4	253.3
June	83.1	0.3	83.5	12.9	0.7	13.6	96.0	1.0	97.1	9.6	36.9	54.3	142.5	161.0
July	100.2	0.4	100.6	12.8	—	12.8	113.0	0.4	113.4	13.8	74.4	98.5	201.2	225.7
August	90.0	2.2	92.2	26.5	4.8	31.3	116.5	7.0	123.5	12.2	53.9	95.5	182.5	231.1
September	88.6	—	88.6	22.4	1.5	23.9	111.0	1.5	112.5	11.6	83.1	92.3	205.7	216.4
October	101.1	1.9	103.1	48.4	7.1	55.5	149.6	9.0	158.6	12.2	66.9	75.3	228.8	246.2
QUEENSLAND														
1993-94	3,200.2	53.3	3,253.5	1,264.1	73.4	1,337.5	4,464.3	126.7	4,591.0	229.2	1,348.4	1,761.6	6,040.9	6,581.8
1994-95	2,841.5	50.0	2,891.5	1,015.2	94.1	1,109.3	3,856.7	144.1	4,000.7	240.9	1,570.9	2,063.5	5,667.5	6,305.1
1995-96	2,192.8	34.2	2,227.1	626.5	38.0	664.4	2,819.3	72.2	2,891.5	249.9	1,807.9	2,326.0	4,874.9	5,467.4
1995-96														
July-October	763.9	9.1	773.0	189.8	16.2	206.1	953.7	25.3	979.0	97.7	619.0	849.7	1,670.0	1,926.4
1996-97														
July-October	857.9	14.5	872.4	256.1	22.7	278.9	1,114.1	37.2	1,151.3	103.4	596.5	879.9	1,813.2	2,134.7
1995—														
August	199.5	2.7	202.2	67.2	4.3	71.5	266.7	7.0	273.7	22.5	162.2	290.8	451.4	587.1
September	185.1	1.7	186.8	55.9	1.9	57.7	240.9	3.6	244.5	23.0	179.9	222.8	443.8	490.3
October	190.6	3.4	194.1	27.5	7.2	34.7	218.1	10.7	228.8	23.9	156.1	188.2	397.8	440.9
November	195.6	3.6	199.2	42.3	1.1	43.4	237.9	4.7	242.6	22.9	130.0	236.1	390.4	491.6
December	145.3	2.7	147.9	53.4	3.8	57.2	198.7	6.4	205.1	15.0	94.3	142.8	308.0	362.9
1996—														
January	145.8	5.1	150.9	23.0	3.8	26.8	168.8	8.9	177.7	16.6	71.1	95.1	256.4	289.4
February	170.0	4.8	174.8	41.1	5.2	46.2	211.1	9.9	221.0	18.8	231.2	247.6	461.0	487.4
March	185.2	0.6	185.8	32.8	0.9	33.7	218.0	1.6	219.5	19.5	151.8	157.3	389.0	396.3
April	199.0	6.1	205.1	44.7	5.7	50.4	243.7	11.9	255.6	20.4	231.3	261.7	495.3	537.7
May	200.0	1.8	201.8	150.0	0.5	150.5	349.9	2.4	352.3	20.4	137.5	141.3	507.5	514.0
June	188.1	0.4	188.6	49.4	0.7	50.1	237.6	1.1	238.7	18.6	141.7	204.4	397.3	461.7
July	230.6	2.0	232.6	72.8	0.3	73.2	303.4	2.3	305.8	27.9	123.7	224.6	454.9	558.3
August	205.1	5.3	210.4	55.6	8.3	63.9	260.7	13.6	274.3	25.2	116.5	197.9	402.1	497.4
September	200.1	2.5	202.6	39.7	5.9	45.6	239.8	8.4	248.2	24.9	213.1	263.1	477.5	536.2
October	222.1	4.7	226.8	88.1	8.2	96.3	310.2	12.9	323.1	25.4	143.2	194.3	478.8	542.8

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
<i>1995—</i>								
August	1,827	1,851	1,853	1,888	2,491	2,506	2,613	2,611
September	1,792	1,813	1,822	1,847	2,358	2,419	2,474	2,529
October	1,763	1,787	1,798	1,818	2,244	2,355	2,383	2,473
November	1,849	1,780	1,886	1,810	2,403	2,321	2,455	2,438
December	1,770	1,800	1,789	1,833	2,459	2,322	2,634	2,433
<i>1996—</i>								
January	1,770	1,843	1,808	1,878	2,176	2,355	2,277	2,454
February	1,927	1,897	1,977	1,931	2,474	2,412	2,531	2,489
March	1,877	1,950	1,870	1,979	2,395	2,490	2,426	2,541
April	2,172	1,984	2,263	2,009	2,603	2,562	2,722	2,591
May	1,942	1,991	1,946	2,012	2,682	2,616	2,666	2,638
June	1,966	1,970	1,925	1,992	2,669	2,645	2,589	2,679
July	1,966	1,937	2,007	1,962	2,797	2,650	2,866	2,710
August	1,863	1,907	1,930	1,937	2,510	2,652	2,677	2,741
September	1,818	1,884	1,849	1,921	2,433	2,660	2,559	2,779
October	1,937	1,859	1,972	1,897	2,897	2,664	3,044	2,808

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	2,869.4	2,917.2	1,377.3	4,294.5	205.5	1,360.8	1,777.3	5,747.7	6,277.4
1994-95	2,501.0	2,544.9	1,114.1	3,659.0	211.9	1,543.9	2,028.0	5,288.4	5,898.9
1995-96	1,901.6	1,931.3	649.6	2,580.9	216.8	1,740.9	2,240.7	4,483.6	5,038.4
<i>1995—</i>									
June qtr	507.2	521.9	248.6	770.5	51.0	537.4	714.5	1,323.4	1,536.0
Sept. qtr	499.8	504.7	168.5	673.2	64.2	448.1	640.4	1,175.8	1,377.9
Dec. qtr	461.4	469.8	132.6	602.4	53.6	367.2	537.7	1,005.8	1,193.8
<i>1996—</i>									
Mar. qtr	433.0	442.1	104.3	546.4	47.5	436.6	480.8	1,014.1	1,074.7
June qtr	507.4	514.7	244.2	758.8	51.3	489.0	581.8	1,287.9	1,392.0
Sept. qtr	549.1	557.6	176.9	734.5	67.4	432.5	654.2	1,215.3	1,456.1

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

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

Class of building	1994-95	1995-96	July-October		1996		
			1995-96	1996-97	August	September	October
PRIVATE SECTOR							
New houses	2,841.5	2,192.8	763.9	857.9	205.1	200.1	222.1
New other residential buildings	1,015.2	626.5	189.8	256.1	55.6	39.7	88.1
<i>Total new residential building</i>	<i>3,856.7</i>	<i>2,819.3</i>	<i>953.7</i>	<i>1,114.1</i>	<i>260.7</i>	<i>239.8</i>	<i>310.2</i>
Alterations and additions to residential buildings	240.0	247.7	97.3	102.7	24.9	24.6	25.4
Hotels, etc.	186.6	232.3	78.5	97.8	2.8	64.8	26.8
Shops	540.9	511.8	181.3	209.1	45.9	66.1	37.4
Factories	110.7	251.7	63.4	42.1	10.7	20.6	6.6
Offices	148.2	186.3	71.0	42.2	11.4	5.3	14.2
Other business premises	243.5	261.9	94.6	66.6	16.2	16.9	20.6
Educational	62.5	68.0	25.9	38.8	7.1	12.9	6.4
Religious	14.0	13.5	5.6	3.3	1.0	0.3	1.3
Health	53.7	89.8	18.4	37.4	5.3	13.7	15.2
Entertainment and recreational	151.1	97.2	30.9	38.4	6.6	9.1	8.8
Miscellaneous	59.6	95.3	49.3	20.7	9.3	3.5	5.8
<i>Total non-residential building</i>	<i>1,570.9</i>	<i>1,807.9</i>	<i>619.0</i>	<i>596.5</i>	<i>116.5</i>	<i>213.1</i>	<i>143.2</i>
Total	5,667.5	4,874.9	1,670.0	1,813.2	402.1	477.5	478.8
PUBLIC SECTOR							
New houses	50.0	34.2	9.1	14.5	5.3	2.5	4.7
New other residential buildings	94.1	38.0	16.2	22.7	8.3	5.9	8.2
<i>Total new residential building</i>	<i>144.1</i>	<i>72.2</i>	<i>25.3</i>	<i>37.2</i>	<i>13.6</i>	<i>8.4</i>	<i>12.9</i>
Alterations and additions to residential buildings	0.9	2.2	0.3	0.8	0.3	0.3	—
Hotels, etc.	1.7	2.1	0.1	—	—	—	—
Shops	20.9	4.0	1.3	2.6	0.1	2.4	0.1
Factories	6.5	5.7	2.3	1.0	—	0.6	0.2
Offices	57.0	27.5	6.1	14.2	4.2	3.3	2.9
Other business premises	37.1	94.5	27.3	80.3	39.4	0.1	2.8
Educational	218.9	162.3	68.8	71.4	10.7	18.2	9.9
Religious	—	0.5	0.3	—	—	—	—
Health	30.8	60.4	46.0	21.9	0.3	21.7	—
Entertainment and recreational	58.3	73.3	8.3	21.0	—	1.0	3.0
Miscellaneous	61.5	87.8	70.4	70.9	26.7	2.6	32.2
<i>Total non-residential building</i>	<i>492.6</i>	<i>518.2</i>	<i>230.7</i>	<i>283.4</i>	<i>81.5</i>	<i>49.9</i>	<i>51.1</i>
Total	637.6	592.5	256.4	321.4	95.3	58.7	64.0
TOTAL							
New houses	2,891.5	2,227.1	773.0	872.4	210.4	202.6	226.8
New other residential buildings	1,109.3	664.4	206.1	278.9	63.9	45.6	96.3
<i>Total new residential building</i>	<i>4,000.7</i>	<i>2,891.5</i>	<i>979.0</i>	<i>1,151.3</i>	<i>274.3</i>	<i>248.2</i>	<i>323.1</i>
Alterations and additions to residential buildings	240.9	249.9	97.7	103.4	25.2	24.9	25.4
Hotels, etc.	188.3	234.5	78.6	97.8	2.8	64.8	26.8
Shops	561.8	515.8	182.7	211.8	46.1	68.5	37.4
Factories	117.2	257.4	65.7	43.1	10.7	21.2	6.7
Offices	205.1	213.8	77.0	56.4	15.7	8.6	17.1
Other business premises	280.6	356.4	121.9	146.9	55.6	17.0	23.5
Educational	281.5	230.3	94.7	110.2	17.8	31.1	16.3
Religious	14.0	13.9	5.9	3.3	1.0	0.3	1.3
Health	84.5	150.3	64.4	59.4	5.6	35.4	15.2
Entertainment and recreational	209.4	170.5	39.2	59.5	6.6	10.1	11.8
Miscellaneous	121.1	183.1	119.7	91.6	36.0	6.1	38.1
<i>Total non-residential building</i>	<i>2,063.5</i>	<i>2,326.0</i>	<i>849.7</i>	<i>879.9</i>	<i>197.9</i>	<i>263.1</i>	<i>194.3</i>
Total	6,305.1	5,467.4	1,926.4	2,134.7	497.4	536.2	542.8

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1996— August	4	0.4	1	0.4	—	—	1	2.0	—	—	6	2.8
September	2	0.2	—	—	1	0.8	4	5.9	1	58.0	8	64.8
October	4	0.5	5	1.5	—	—	4	8.4	1	16.5	14	26.8
SHOPS												
1996— August	70	7.4	22	6.7	8	5.1	10	18.5	1	8.3	111	46.1
September	70	6.5	19	5.4	5	3.2	2	3.4	3	50.0	99	68.5
October	43	4.0	16	4.8	8	5.0	6	13.6	1	10.0	74	37.4
FACTORIES												
1996— August	16	2.0	10	3.2	5	3.5	2	2.1	—	—	33	10.7
September	15	1.5	12	3.7	5	2.9	4	4.5	1	8.5	37	21.2
October	13	1.3	8	2.6	3	1.7	1	1.2	—	—	25	6.7
OFFICES												
1996— August	24	2.6	20	5.8	4	3.1	2	4.1	—	—	50	15.7
September	22	2.1	8	2.5	3	1.5	1	2.5	—	—	34	8.6
October	21	2.1	11	3.4	9	6.8	1	4.7	—	—	42	17.1
OTHER BUSINESS PREMISES												
1996— August	35	3.8	22	7.0	3	1.7	7	14.8	2	28.4	69	55.6
September	20	2.2	17	5.2	6	4.6	—	—	1	5.0	44	17.0
October	31	2.6	21	6.6	9	5.8	5	8.5	—	—	66	23.5
EDUCATIONAL												
1996— August	8	0.8	11	3.3	5	3.6	3	5.1	1	5.0	28	17.8
September	8	0.8	11	3.3	5	3.5	8	13.7	1	9.8	33	31.1
October	8	1.1	11	3.5	7	5.0	5	6.8	—	—	31	16.3
RELIGIOUS												
1996— August	—	—	1	0.3	1	0.7	—	—	—	—	2	1.0
September	—	—	1	0.3	—	—	—	—	—	—	1	0.3
October	4	0.4	1	0.4	1	0.6	—	—	—	—	6	1.3
HEALTH												
1996— August	6	0.5	3	0.9	1	0.7	2	3.5	—	—	12	5.6
September	5	0.8	3	0.8	2	1.1	2	4.7	2	28.0	14	35.4
October	2	0.2	4	1.3	3	2.2	5	11.6	—	—	14	15.2
ENTERTAINMENT AND RECREATIONAL												
1996— August	7	0.6	5	1.6	1	0.7	2	3.8	—	—	15	6.6
September	8	0.9	9	3.4	1	0.8	2	5.0	—	—	20	10.1
October	12	1.2	4	1.2	4	2.6	3	6.9	—	—	23	11.8
MISCELLANEOUS												
1996— August	7	0.7	3	1.0	3	2.4	1	1.7	2	30.1	16	36.0
September	12	1.3	6	1.8	2	1.2	1	1.8	—	—	21	6.1
October	15	1.7	11	3.7	5	3.0	2	3.8	1	25.8	34	38.1
TOTAL NON-RESIDENTIAL BUILDING												
1996— August	177	18.7	98	30.2	31	21.6	30	55.6	6	71.8	342	197.9
September	162	16.3	86	26.4	30	19.7	24	41.4	9	159.3	311	263.1
October	153	15.0	92	28.9	49	32.6	32	65.4	3	52.4	329	194.3

TABLE 7 — NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, OCTOBER 1996

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Brisbane	1,035	155	103	258	50	28	172	250	508	1,543
Moreton	569	71	55	126	—	78	106	184	310	879
Wide Bay-Burnett	174	18	8	26	—	—	—	—	26	200
Darling Downs	84	2	2	4	—	—	—	—	4	88
South West	4	—	—	—	—	—	—	—	—	4
Fitzroy	69	5	6	11	—	—	—	—	11	80
Central West	5	2	—	2	—	—	—	—	2	7
Mackay	114	—	4	4	—	—	—	—	4	118
Northern	97	8	—	8	10	—	—	10	18	115
Far North	151	4	37	41	—	—	55	55	96	247
North West	10	4	—	4	—	—	—	—	4	14
Queensland	2,312	269	215	484	60	106	333	499	983	3,295
VALUE (\$'000)										
Brisbane	103,073	8,204	8,821	17,026	3,103	2,448	32,969	38,519	55,545	158,618
Moreton	55,593	3,504	3,578	7,082	—	6,448	10,600	17,048	24,130	79,723
Wide Bay-Burnett	14,008	1,177	550	1,727	—	—	—	—	1,727	15,735
Darling Downs	7,633	170	128	298	—	—	—	—	298	7,931
South West	496	—	—	—	—	—	—	—	—	496
Fitzroy	6,401	337	481	818	—	—	—	—	818	7,219
Central West	672	170	—	170	—	—	—	—	170	842
Mackay	13,279	—	371	371	—	—	—	—	371	13,649
Northern	10,041	420	—	420	865	—	—	865	1,285	11,326
Far North	14,244	182	1,701	1,884	—	—	9,800	9,800	11,684	25,928
North West	1,339	250	—	250	—	—	—	—	250	1,589
Queensland	226,778	14,415	15,630	30,045	3,968	8,896	53,369	66,232	96,277	323,055

(a) Excluding Conversions, etc.

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

Period	Double brick (b) (c)	Brick veneer (b)	Timber	Fibre cement	Other	Total
1993-94	2,156	28,884	3,163	1,540	848	36,591
1994-95	2,485	23,390	2,626	1,287	853	30,641
1995-96	4,894	13,936	1,739	1,003	1,249	22,821
1995-96						
July-October	1,699	4,860	650	400	442	8,051
1996-97						
July-October	1,169	5,925	672	274	486	8,526
1995—						
August	548	1,174	175	87	118	2,102
September	469	1,086	141	106	131	1,933
October	407	1,269	173	100	81	2,030
November	608	1,078	175	89	106	2,056
December	404	817	126	77	77	1,501
1996—						
January	505	780	99	62	81	1,527
February	408	1,066	136	92	87	1,789
March	494	1,098	124	86	119	1,921
April	288	1,488	150	63	107	2,096
May	259	1,407	189	69	95	2,019
June	229	1,342	90	65	135	1,861
July	494	1,322	168	75	146	2,205
August	297	1,393	178	55	123	2,046
September	265	1,360	164	63	106	1,963
October	113	1,850	157	81	111	2,312

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

TABLE 9 — TYPE OF BUILDING APPROVED IN STATISTICAL DIVISIONS AND STATISTICAL DISTRICTS,
OCTOBER 1996

Statistical division and statistical district	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
STATISTICAL DIVISION									
Brisbane	1,035	103,073	508	55,545	1,543	158,618	12,248	75,337	246,203
Moreton	569	55,593	310	24,130	879	79,723	5,405	69,801	154,928
Wide Bay-Burnett	174	14,008	26	1,727	200	15,735	1,475	7,258	24,468
Darling Downs	84	7,633	4	298	88	7,931	1,279	6,925	16,134
South West	4	496	—	—	4	496	20	363	878
Fitzroy	69	6,401	11	818	80	7,219	958	10,567	18,744
Central West	5	672	2	170	7	842	16	241	1,099
Mackay	114	13,279	4	371	118	13,649	646	10,428	24,723
Northern	97	10,041	18	1,285	115	11,326	1,664	6,246	19,235
Far North	151	14,244	96	11,684	247	25,928	1,649	5,222	32,799
North West	10	1,339	4	250	14	1,589	84	1,916	3,589
Queensland	2,312	226,778	983	96,277	3,295	323,055	25,442	194,303	542,800
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	310	30,420	221	17,254	531	47,674	2,530	57,166	107,370
Sunshine Coast	151	14,964	83	6,451	234	21,415	1,302	8,584	31,301
Bundaberg	42	3,425	12	900	54	4,325	98	1,443	5,866
Gladstone	18	1,963	—	—	18	1,963	182	3,233	5,378
Rockhampton	16	1,310	5	337	21	1,647	184	4,518	6,348
Mackay	40	4,658	4	371	44	5,029	308	3,680	9,017
Townsville	64	6,504	10	865	74	7,369	1,165	5,986	14,521
Cairns	87	8,796	77	10,510	164	19,306	827	3,719	23,853

(a) Excluding Conversions, etc. (b) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales.

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), OCTOBER 1996

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (c)									
Beaudesert (S)	44	4,155	—	—	44	4,155	209	592	4,956
Boonah (S)	2	130	2	200	4	330	27	887	1,244
Brisbane (C)	591	58,685	347	47,151	938	105,836	10,151	53,201	169,189
Caboolture (S)	107	10,220	4	305	111	10,525	531	1,607	12,663
Caloundra (C)	44	4,283	—	—	44	4,283	694	2,534	7,510
Esk (S)	6	596	4	225	10	821	46	537	1,405
Gatton (S)	4	419	—	—	4	419	188	1,979	2,586
Gold Coast (C)	338	32,970	233	17,928	571	50,898	2,757	59,601	113,256
Ipswich (C)	52	4,586	2	148	54	4,734	304	6,530	11,568
Kilcoy (S)	1	98	—	—	1	98	—	—	98
Laidley (S)	8	729	—	—	8	729	134	—	863
Logan (C)	57	5,829	40	450	97	6,279	332	5,662	12,272
Maroochy (S)	121	11,655	43	2,420	164	14,075	787	2,672	17,533
Noosa (S)	36	3,935	40	4,031	76	7,966	669	3,778	12,412
Pine Rivers (S)	86	8,492	17	1,250	103	9,742	170	695	10,607
Redcliffe (C)	12	1,089	—	—	12	1,089	119	1,680	2,889
Redland (S)	95	10,795	86	5,566	181	16,361	536	3,184	20,081
Brisbane and Moreton (SDs)	1,604	158,666	818	79,675	2,422	238,341	17,653	145,138	401,131
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	17	1,388	12	900	29	2,288	12	343	2,643
Burnett (S)	37	3,172	—	—	37	3,172	157	1,100	4,429
Cooloolah (S)	20	1,408	8	550	28	1,958	126	2,700	4,784
Gayndah (S)	—	—	—	—	—	—	51	—	51
Hervey Bay (C)	55	4,686	4	187	59	4,873	212	478	5,563
Isis (S)	6	417	—	—	6	417	390	—	807
Kingaroy (S)	2	199	—	—	2	199	48	—	247
Kolan (S)	2	83	—	—	2	83	—	—	83
Maryborough (C)	5	361	2	90	7	451	106	1,401	1,958
Miriam Vale (S)	9	879	—	—	9	879	98	473	1,450
Mundubbera (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	6	298	—	—	6	298	—	—	298
Tiaro (S)	5	338	—	—	5	338	31	—	370
Other areas	10	778	—	—	10	778	245	762	1,785
Wide Bay-Burnett (SD)	174	14,008	26	1,727	200	15,735	1,475	7,258	24,468

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), OCTOBER 1996—continued

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	2	131	—	—	2	131	17	—	147
Chinchilla (S)	3	341	—	—	3	341	—	—	341
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	10	884	—	—	10	884	261	267	1,412
Dalby (T)	2	193	—	—	2	193	89	373	654
Goondiwindi (T)	2	230	2	170	4	400	—	300	700
Jondaryan (S)	8	993	—	—	8	993	12	1,167	2,172
Millmerran (S)	1	76	—	—	1	76	15	—	92
Pittsworth (S)	2	126	—	—	2	126	—	—	126
Rosalie (S)	5	386	—	—	5	386	12	—	398
Stanthorpe (S)	1	72	—	—	1	72	22	65	158
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	30	2,639	2	128	32	2,766	703	2,842	6,311
Warbo (S)	1	65	—	—	1	65	28	1,465	1,558
Warwick (S)	11	976	—	—	11	976	120	347	1,442
Other areas	6	523	—	—	6	523	—	100	623
Darling Downs (SD)	84	7,633	4	298	88	7,931	1,279	6,925	16,134
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	1	205	—	—	1	205	—	—	205
Roma (T)	—	—	—	—	—	—	—	265	265
Other areas	3	291	—	—	3	291	20	98	409
South West (SD)	4	496	—	—	4	496	20	363	878
FITZROY STATISTICAL DIVISION									
Banana (S)	1	101	—	—	1	101	67	248	416
Calliope (S)	11	1,083	—	—	11	1,083	56	—	1,139
Duaringa (S)	—	—	—	—	—	—	62	243	305
Emerald (S)	7	716	6	481	13	1,197	69	1,765	3,031
Fitzroy (S)	9	787	—	—	9	787	196	—	983
Gladstone (C)	8	951	—	—	8	951	126	3,233	4,310
Livingstone (S)	25	2,147	—	—	25	2,147	222	561	2,930
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	8	616	5	337	13	952	140	4,518	5,610
Other areas	—	—	—	—	—	—	20	—	20
Fitzroy (SD)	69	6,401	11	818	80	7,219	958	10,567	18,744
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	2	295	—	—	2	295	—	86	381
Other areas	3	377	2	170	5	547	16	155	718
Central West (SD)	5	672	2	170	7	842	16	241	1,099

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), OCTOBER 1996—continued

Local government area	Dwelling units in new residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	33	4,587	—	—	33	4,587	70	3,000	7,657
Broadsound (S)	4	274	—	—	4	274	—	170	444
Mackay (C)	50	5,833	4	371	54	6,204	408	3,770	10,381
Sarina (S)	9	772	—	—	9	772	91	—	864
Whitsunday (S)	17	1,737	—	—	17	1,737	43	3,223	5,003
Other areas	1	75	—	—	1	75	34	265	374
Mackay (SD)	114	13,279	4	371	118	13,649	646	10,428	24,723
NORTHERN STATISTICAL DIVISION									
Bowen (S)	2	246	—	—	2	246	22	—	268
Burdekin (S)	11	1,509	8	420	19	1,929	130	159	2,218
Charters Towers (C)	3	283	—	—	3	283	—	—	283
Dalrymple (S)	5	326	—	—	5	326	73	50	448
Hinchinbrook (S)	7	852	—	—	7	852	79	50	981
Thuringowa (C)	42	4,474	—	—	42	4,474	326	3,107	7,907
Townsville (C)	27	2,351	10	865	37	3,216	1,033	2,879	7,129
Northern (SD)	97	10,041	18	1,285	115	11,326	1,664	6,246	19,235
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	—	—	—	—	—	—	—	—	—
Cairns (C)	91	9,072	77	10,510	168	19,582	935	3,719	24,236
Cardwell (S)	7	759	2	176	9	936	203	78	1,216
Cook (S) (including Weipa)	1	121	—	—	1	121	—	—	121
Douglas (S)	14	1,119	17	997	31	2,116	97	—	2,213
Eacham (S)	3	252	—	—	3	252	—	—	252
Johnstone (S)	11	899	—	—	11	899	215	—	1,114
Mareeba (S)	20	1,815	—	—	20	1,815	167	1,292	3,274
Torres (S)	—	—	—	—	—	—	15	—	15
Other areas	4	207	—	—	4	207	17	134	358
Far North (SD)	151	14,244	96	11,684	247	25,928	1,649	5,222	32,799
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	1,628	1,628
Cloncurry (S)	2	183	—	—	2	183	—	138	321
Mount Isa (C)	2	128	4	250	6	378	84	150	612
Other areas	6	1,028	—	—	6	1,028	—	—	1,028
North West (SD)	10	1,339	4	250	14	1,589	84	1,916	3,589
QUEENSLAND									
Queensland	2,312	226,778	983	96,277	3,295	323,055	25,442	194,303	542,800

(a) See paragraph 32 of the Explanatory Notes. (b) Excluding Conversions, etc. (c) See paragraph 28 of the Explanatory Notes. (C) City. (T) Town. (S) Shire. (SD) Statistical division.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes town-houses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Tables 1 and 10 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

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

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

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

Building Classification

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

15. *Functional classification of buildings*: a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a

detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

Seasonal Adjustment

16. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

17. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

18. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

19. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

Trend Estimates

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

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

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

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification (ASGC)

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

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

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

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

31. Statistical districts have been defined around selected urban areas to provide comparable statistics over a period of time. These districts, which are intended to contain the anticipated urban spread for at least 20 years, are generally defined around urban centres with a population of 25,000 or more outside the capital city SD.

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

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

- (e) The LGA of Caboolture (S) previously consisted of two SLAs—Caboolture (S)—Pt A, and Caboolture (S)—Pt B. The SLA of Caboolture (S)—Pt A has been split into seven SLAs. The new SLAs for Caboolture (S)—Pt A are: Bribie Island, Burpengary—Narangba, Caboolture (S)—Central, Caboolture (S)—East, Deception Bay, Morayfield and Caboolture (S) Bal in BSD. The area and name of Caboolture (S)—Pt B will remain unchanged.
- (f) The LGA of Cairns (C) previously consisted of two SLAs—Cairns (C)—Pt A, and Cairns (C)—Pt B. The SLA of Cairns (C)—Pt A has been split into seven SLAs. The new SLAs for Cairns (C)—Pt A are: Cairns (C)—Barron, Cairns (C)—Central Suburbs, Cairns (C)—City, Cairns (C)—Mt Whitfield, Cairns (C)—Northern Suburbs, Cairns (C)—Trinity and Cairns (C)—Western Suburbs. The area and name of Cairns (C)—Pt B is unchanged.
- (g) The LGA of Caloundra (C) previously consisted of two SLAs—Caloundra (C)—Pt A, and Caloundra (C)—Pt B. The SLA of Caloundra (C)—Pt A has been split into three SLAs and the existing Caloundra (C)—Pt B into two SLAs. The new SLAs for Caloundra (C)—Pt A are: Caloundra (C)—Caloundra N, Caloundra (C)—Caloundra S and Caloundra (C)—Kawana. The new SLAs for Caloundra (C)—Pt B are: Caloundra (C)—Hinterland and Caloundra (C)—Rail Corridor.
- (h) The LGA of Ipswich (C) previously consisted of seven SLAs—Bellbird Park, Camira, Ipswich (C)—Central, Karalee, Ipswich (C) Bal in BSD—Nth and Ipswich (C) Bal in BSD—Sth in the Brisbane Statistical Division (BSD), and Ipswich (C)—Pt B in the Moreton Statistical Division. The six existing BSD SLAs have been redistributed into three new SLAs and Ipswich (C)—Pt B has been split into two SLAs. The new BSD SLAs are Ipswich (C)—Central, Ipswich (C)—East and Ipswich (C)—North. The new SLAs for Ipswich (C)—Pt B are: Ipswich (C)—South—West and Ipswich (C)—West.
- (i) The LGA of Maroochy (S) previously consisted of two SLAs—Maroochy (S)—Pt A, and Maroochy (S)—Pt B. The SLA of Maroochy (S)—Pt A has been split into six SLAs. The new SLAs for Maroochy (S)—Pt A are: Maroochy (S)—Buderim, Maroochy (S)—Coastal North (includes 16.24 sq km transferred from Maroochy (S)—Pt B), Maroochy (S)—Maroochy-dore, Maroochy (S)—Mooloolaba, Maroochy (S)—Nambour and Maroochy (S) Bal in S C'st SSD. The reduced area of Maroochy (S)—Pt B has been renamed Maroochy (S) Bal.
- (j) The LGA of Noosa (S) previously consisted of two SLAs—Noosa (S)—Pt A, and Noosa (S)—Pt B. The SLA of Noosa (S)—Pt A has been split into three SLAs. The new SLAs for Noosa (S)—Pt A are: Noosa (S)—Noosa—Noosaville, Noosa (S)—Sunshine—Peregian and Noosa (S)—Tewantin. Noosa (S)—Pt B has been renamed Noosa (S) Bal.
- (k) The LGA of Redcliffe (C) has been split into four SLAs. The new SLAs for Redcliffe (C) are Clontarf, Margate—Woody Point, Redcliffe—Scarborough and Rothwell—Kippa—Ring.
- (l) The current LGA/SLA of Toowoomba (C) has been split into five smaller SLAs. These new SLAs will form a new Toowoomba City SSD within the Darling Downs SD. The new SLAs are: Toowoomba (C)—Central, Toowoomba (C)—North—East, Toowoomba (C)—North—West, Toowoomba (C)—South—East and Toowoomba (C)—West.
- (m) The SLA of Gold Coast (C)—Pt B Bal has been split to form two new SLAs, Coomera—Cedar Creek and Guanaba—Currumbin Valley.
- (n) The boundaries of the SLAs of Cooloola (S) (excluding Gympie) and Cooloola (S)—Gympie only were amended by the transfer of part of Cooloola (S) (excluding Gympie) to Cooloola (S)—Gympie only.
- (o) The boundaries of the SLAs of Mackay (C)—Pt A and Mackay (C)—Pt B were amended by the transfer of part of Mackay (C)—Pt B and Mackay (C)—Pt A. There were consequential changes to Mackay City Part A SSD and Mackay SD Bal SSD, as well as an enlargement of Mackay Statistical District. For further details, inquiries should be made to your local ABS office listed at the back of this publication.

Unpublished Data and Related Publications

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

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

Building Approvals, Australia (8731.0) — issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, Queensland (8741.3) — issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) — issued quarterly
Building Activity, Queensland (8752.3) — issued quarterly
Housing Finance for Owner Occupation, Australia (5609.0) — issued monthly
Price Index of Materials Used in House Building (6408.0) — issued monthly

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

Symbols and Other Usages

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

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

BRIAN DOYLE
 Regional Director, Queensland

For more information . . .

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the ABS Catalogue of Publications and Products available from all ABS Offices.

ABS Products and Services

Many standard products are available from ABS bookshops located in each State and Territory. In addition to these products, information tailored to the needs of clients can be obtained on a wide range of media by contacting your nearest ABS Office. The ABS also provides a Subscription Service for standard products and some tailored information services.

National Dial-a-Statistic Line

0055 86 400

Steadycom P/L: premium rate 25c/20 secs.

This number gives 24-hour access, 365 days a year, for a range of important economic statistics including the CPI.

Internet

<http://www.abs.gov.au>

A wide range of ABS information is available via the Internet, with basic statistics available for each State, Territory and Australia. We also have Key National Indicators, ABS product release details and other information of general interest.

Sales and Inquiries

Keylink	STAT.INFO/ABS
X.400	(C:Australia,PUB:Telememo,O:ABS,FN:STAT,SN:INFO)
Internet	stat.info@abs.telememo.au

National Mail Order Service	(06) 252 5249
Subscription Service	1800 02 0608

Information Inquiries Bookshop Sales

SYDNEY	(02) 9268 4611	(02) 9268 4620
MELBOURNE	(03) 9615 7755	(03) 9615 7755
BRISBANE	(07) 3222 6351	(07) 3222 6350
PERTH	(09) 360 5140	(09) 360 5307
ADELAIDE	(08) 8237 7100	(08) 8237 7582
CANBERRA	(06) 252 6627	(06) 207 0326
HOBART	(03) 6220 5800	(03) 6220 5800
DARWIN	(08) 8943 2111	(08) 8943 2111



Client Services, ABS, PO Box 10, Belconnen ACT 2616

