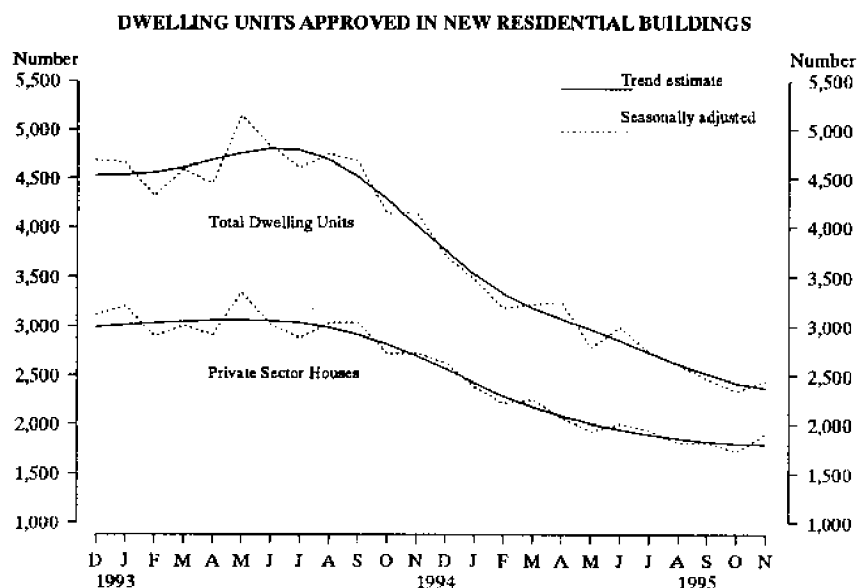


BUILDING APPROVALS, QUEENSLAND, NOVEMBER 1995

MAIN FEATURES



Dwelling units

- The trend estimate for private sector houses approved in November was 1,800, a decrease of 0.5% on the October figure. The series appears to be bottoming out, and the trend will continue its downward direction only if the seasonally adjusted estimate falls by more than 2% next month.
- The trend estimate of the total number of dwelling units approved was 2,375, a fall of 2.1% on last month (2,426) and 41.0% lower than November 1994 (4,024). For this trend to flatten out there will need to be an increase of more than 12% next month in the seasonally adjusted estimate.
- In original (unadjusted) terms the total number of dwelling units approved was 2,579, a 3.1% increase on October 1995 (2,502).
- In the five months to November 1995 there were 13,214 dwelling units approved in Queensland, 43.8% fewer than for the same period last year (23,492).

Value of residential building

- The value of new residential building approved was \$242.6 million, an increase of 6.0% on last month (\$228.8 million).
- The value of alterations and additions approved was \$22.9 million.

Value of non-residential building

- The value of non-residential building work approved was \$226.1 million.
- For the five months ended November 1995 there was \$1,075.8 million of building work approved, 41.5% higher than for the same period last year (\$760.3 million).

Value of total building

- The value of total building work approved was \$491.6 million.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

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

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

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (December 1995) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 6% in December 1995, the trend estimate for that month would be 1,882, a movement of 1.2%. The movements in the trend estimates for September, October and November which are currently estimated to be -1.7%, -1.1% and -0.5% respectively, would be revised to -0.7%, 0.2% and 0.9%. On the other hand, a 6% seasonally adjusted decline in the number of private sector houses approved in December 1995 would produce a trend estimate for December of 1,790, a movement of -0.5%, with the movements in the trend estimates for September, October and November being revised to -1.5%, -1.1% and -0.7% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1995 seasonally adjusted estimate			
			is up 6% on November 1995		is down 6% on November 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
June	1,950	-3.0	1,943	-3.3	1,947	-3.1
July	1,900	-2.6	1,889	-2.8	1,897	-2.6
August	1,859	-2.2	1,854	-1.9	1,858	-2.1
September	1,828	-1.7	1,841	-0.7	1,831	-1.5
October	1,809	-1.1	1,844	0.2	1,812	-1.1
November	1,800	-0.5	1,861	0.9	1,800	-0.7
December	n.y.a.	n.y.a.	1,882	1.2	1,790	-0.5

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1995 seasonally adjusted estimate			
			is up 7% on November 1995		is down 7% on November 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
June	2,858	-3.7	2,851	-4.0	2,857	-3.8
July	2,737	-4.2	2,726	-4.4	2,736	-4.2
August	2,618	-4.4	2,612	-4.2	2,618	-4.3
September	2,513	-4.0	2,528	-3.2	2,514	-4.0
October	2,426	-3.5	2,473	-2.2	2,426	-3.5
November	2,375	-2.1	2,446	-1.1	2,357	-2.9
December	n.y.a.	n.y.a.	2,425	-0.9	2,291	-2.8

TABLE 1 — NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION										
1992-93	13,770	286	14,056	5,973	653	6,626	48	19,791	939	20,730
1993-94	14,471	302	14,773	6,590	508	7,098	131	21,192	810	22,002
1994-95	12,385	208	12,593	5,777	543	6,320	78	18,240	751	18,991
1994-95 July-November	6,405	43	6,448	2,918	246	3,164	35	9,358	289	9,647
1995-96 July-November	4,298	47	4,345	1,226	51	1,277	79	5,603	98	5,701
<i>1994—</i>										
September	1,366	9	1,375	517	27	544	4	1,887	36	1,923
October	1,167	8	1,175	296	74	370	4	1,467	82	1,549
November	1,239	10	1,249	513	30	543	13	1,765	40	1,805
December	929	13	942	514	16	530	17	1,460	29	1,489
<i>1995—</i>										
January	801	13	814	216	32	248	2	1,019	45	1,064
February	745	13	758	390	46	436	2	1,137	59	1,196
March	1,062	45	1,107	297	76	373	8	1,367	121	1,488
April	691	10	701	532	27	559	1	1,224	37	1,261
May	868	24	892	284	47	331	3	1,155	71	1,226
June	884	47	931	626	53	679	10	1,520	100	1,620
July	936	7	943	145	4	149	74	1,155	11	1,166
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
QUEENSLAND										
1992-93	33,155	726	33,881	12,690	1,214	13,904	147	45,992	1,940	47,932
1993-94	35,979	612	36,591	17,193	1,143	18,336	265	53,427	1,765	55,192
1994-95	30,102	539	30,641	13,306	1,061	14,367	190	43,596	1,602	45,198
1994-95 July-November	15,613	100	15,713	7,301	377	7,678	101	23,015	477	23,492
1995-96 July-November	9,986	121	10,107	2,710	249	2,959	148	12,844	370	13,214
<i>1994—</i>										
September	3,346	29	3,375	1,516	95	1,611	22	4,884	124	5,008
October	2,917	14	2,931	1,123	127	1,250	11	4,051	141	4,192
November	2,987	28	3,015	1,342	40	1,382	24	4,353	68	4,421
December	2,262	28	2,290	872	44	916	19	3,153	72	3,225
<i>1995—</i>										
January	2,004	69	2,073	676	48	724	8	2,688	117	2,805
February	1,922	39	1,961	867	74	941	6	2,795	113	2,908
March	2,424	120	2,544	803	187	990	17	3,243	308	3,551
April	1,760	36	1,796	862	133	995	14	2,636	169	2,805
May	2,071	43	2,114	940	73	1,013	14	3,024	117	3,141
June	2,046	104	2,150	985	125	1,110	11	3,042	229	3,271
July	1,971	15	1,986	551	42	593	78	2,600	57	2,657
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

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION														
1992-93	1,237.8	22.3	1,260.1	399.5	38.9	438.4	1,637.2	61.2	1,698.4	117.4	447.2	780.0	2,201.7	2,595.9
1993-94	1,334.1	26.1	1,360.2	445.5	32.2	477.7	1,779.6	58.3	1,837.9	125.2	797.6	1,074.0	2,702.4	3,037.2
1994-95	1,177.5	17.8	1,195.3	468.8	57.6	526.4	1,646.3	75.4	1,721.7	129.4	648.6	852.5	2,424.2	2,703.7
1994-95														
July-November	599.4	3.9	603.3	231.6	37.9	269.5	831.0	41.8	872.8	61.3	321.2	400.3	1,213.4	1,334.4
1995-96														
July-November	415.5	4.3	419.8	96.6	3.8	100.4	512.2	8.1	520.2	65.8	284.8	403.1	862.7	989.1
1994—														
September	126.3	0.9	127.3	37.9	1.6	39.5	164.3	2.5	166.8	11.7	54.3	58.1	230.3	236.6
October	110.6	0.6	111.3	17.1	4.2	21.3	127.7	4.8	132.5	11.8	101.9	143.6	241.4	288.0
November	114.3	0.9	115.3	33.8	1.8	35.6	148.1	2.7	150.9	13.9	31.9	52.4	194.0	217.1
December	87.6	1.1	88.7	37.7	1.0	38.7	125.3	2.1	127.4	10.6	39.4	51.4	175.3	189.4
1995—														
January	77.2	1.0	78.3	14.3	2.2	16.6	91.6	3.3	94.9	8.3	27.0	32.1	126.9	135.2
February	73.5	1.3	74.8	44.4	3.2	47.6	117.9	4.5	122.4	8.7	41.9	82.1	168.5	213.2
March	98.3	3.8	102.1	19.1	5.1	24.2	117.4	8.9	126.3	9.8	46.6	62.0	173.8	198.1
April	66.9	0.9	67.8	70.6	1.6	72.2	137.6	2.5	140.0	8.7	15.4	32.5	161.6	181.2
May	86.1	2.0	88.1	18.6	2.8	21.4	104.7	4.8	109.4	10.9	69.2	91.2	184.7	211.5
June	88.4	3.9	92.3	32.5	3.7	36.2	120.9	7.6	128.5	11.2	88.0	101.0	220.1	240.7
July	88.2	0.5	88.7	8.3	0.4	8.6	96.5	0.9	97.3	18.8	51.6	64.9	166.9	181.0
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
QUEENSLAND														
1992-93	2,830.5	57.8	2,888.3	869.6	71.6	941.2	3,700.1	129.4	3,829.6	212.9	941.8	1,383.9	4,854.6	5,426.3
1993-94	3,200.2	53.3	3,253.5	1,264.1	73.4	1,337.5	4,464.3	126.7	4,591.0	229.2	1,348.4	1,761.6	6,040.9	6,581.8
1994-95	2,841.5	50.0	2,891.5	1,015.2	94.1	1,109.3	3,856.7	144.1	4,000.7	240.9	1,570.9	2,063.5	5,667.5	6,305.1
1994-95														
July-November	1,448.4	8.9	1,457.3	536.6	46.3	582.9	1,985.0	55.2	2,040.2	113.8	578.9	760.3	2,677.6	2,914.3
1995-96														
July-November	959.5	12.7	972.2	232.1	17.4	249.5	1,191.6	30.0	1,221.6	120.5	749.0	1,075.8	2,060.5	2,418.0
1994														
September	308.9	2.5	311.4	112.9	6.0	118.9	421.8	8.5	430.3	22.3	98.3	114.1	542.4	566.7
October	272.0	1.1	273.1	76.1	7.3	83.3	348.1	8.4	356.4	22.9	150.0	213.8	520.8	593.2
November	276.7	2.6	279.4	87.5	2.6	90.1	364.2	5.2	369.4	25.2	108.6	148.7	498.0	543.3
December	207.0	2.4	209.4	64.5	2.9	67.5	271.6	5.3	276.9	17.3	78.6	113.7	367.4	408.0
1995														
January	190.4	5.9	196.2	50.2	3.3	53.5	240.6	9.1	249.7	14.7	107.3	133.4	362.6	397.9
February	185.1	5.0	190.1	80.3	5.0	85.4	265.4	10.0	275.4	16.8	96.5	140.8	378.5	433.0
March	229.3	11.0	240.3	55.9	12.9	68.8	285.2	23.9	309.1	19.7	157.8	181.5	462.7	510.3
April	171.0	3.4	174.4	92.0	9.2	101.3	263.0	12.6	275.7	16.8	43.8	78.7	323.1	371.1
May	205.8	3.7	209.5	71.1	4.7	75.8	276.8	8.4	285.3	22.0	194.5	256.8	493.2	564.1
June	204.5	9.7	214.2	64.5	9.7	74.2	269.0	19.4	288.4	19.7	313.6	398.3	602.4	706.4
July	188.7	1.2	189.9	39.3	2.8	42.1	228.0	4.0	232.0	28.2	120.8	147.9	377.1	408.1
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	226.1	390.4	491.6

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
<i>1994—</i>								
September	3,037	2,915	3,091	2,939	4,485	4,363	4,669	4,513
October	2,727	2,818	2,732	2,847	3,999	4,140	4,138	4,281
November	2,731	2,703	2,764	2,743	4,042	3,880	4,161	4,024
December	2,629	2,572	2,666	2,623	3,564	3,614	3,717	3,768
<i>1995</i>								
January	2,385	2,427	2,480	2,484	3,241	3,367	3,477	3,529
February	2,219	2,292	2,277	2,354	3,120	3,172	3,187	3,334
March	2,255	2,180	2,339	2,243	3,063	3,035	3,224	3,190
April	2,066	2,088	2,075	2,148	2,985	2,937	3,253	3,076
May r	1,936	2,010	2,000	2,063	2,724	2,848	2,784	2,968
June r	2,007	1,950	2,087	1,996	2,940	2,751	2,992	2,858
July r	1,943	1,900	1,975	1,940	2,645	2,636	2,740	2,737
August r	1,817	1,859	1,834	1,894	2,486	2,519	2,608	2,618
September r	1,814	1,828	1,842	1,859	2,380	2,415	2,465	2,513
October r	1,726	1,809	1,757	1,838	2,160	2,331	2,346	2,426
November	1,903	1,800	1,939	1,825	2,428	2,274	2,446	2,375

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	2,583.8	2,636.3	985.0	3,621.2	194.3	966.4	1,419.0	4,664.7	5,234.6
1993-94	2,869.4	2,917.2	1,377.3	4,294.5	205.5	1,360.8	1,777.3	5,747.7	6,277.4
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
<i>1994—</i>									
June qtr	740.2	758.5	394.6	1,153.1	50.5	282.1	371.1	1,424.9	1,574.8
Sept. qtr	799.0	803.6	415.7	1,219.4	58.4	319.0	396.1	1,559.0	1,673.9
Dec. qtr	665.2	670.7	242.6	913.3	57.6	333.1	470.6	1,288.3	1,441.5
<i>1995</i>									
Mar. qtr	529.6	548.7	207.2	755.9	44.8	354.4	446.8	1,117.7	1,247.5
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	168.2	672.9	64.2	448.5	641.0	1,175.8	1,378.1

(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, QUEENSLAND
(\$ million)**

Class of building	1993-94	1994-95	July-November		1995		
			1994-95	1995-96	September	October	November
PRIVATE SECTOR							
New houses	3,200.2	2,841.5	1,448.4	959.5	185.1	190.6	195.6
New other residential buildings	1,264.1	1,015.2	536.6	232.1	55.9	27.5	42.3
<i>Total new residential building</i>	<i>4,464.3</i>	<i>3,856.7</i>	<i>1,985.0</i>	<i>1,191.6</i>	<i>240.9</i>	<i>218.1</i>	<i>237.9</i>
Alterations and additions to residential buildings	228.1	240.0	113.7	119.9	22.9	23.6	22.6
Hotels, etc.	302.1	186.6	21.0	90.0	28.3	6.0	11.5
Shops	332.1	540.9	220.2	224.7	74.5	47.3	43.4
Factories	109.8	110.7	48.5	75.0	14.5	12.7	11.6
Offices	160.9	148.2	69.7	87.6	15.8	23.0	16.6
Other business premises	153.0	243.5	98.8	113.1	12.1	44.5	18.5
Educational	66.4	62.5	33.1	30.3	7.2	4.7	4.4
Religious	14.3	14.0	5.1	5.9	1.4	0.4	0.2
Health	59.7	53.7	27.6	22.6	4.6	1.2	4.2
Entertainment and recreational	78.1	151.1	36.6	48.0	4.8	4.9	17.1
Miscellaneous	72.0	59.6	18.3	51.7	16.7	11.5	2.4
<i>Total non-residential building</i>	<i>1,348.4</i>	<i>1,570.9</i>	<i>578.9</i>	<i>749.0</i>	<i>179.9</i>	<i>156.1</i>	<i>130.0</i>
Total	6,040.9	5,667.5	2,677.6	2,060.5	443.8	397.8	390.4
PUBLIC SECTOR							
New houses	53.3	50.0	8.9	12.7	1.7	3.4	3.6
New other residential buildings	73.4	94.1	46.3	17.4	1.9	7.2	1.1
<i>Total new residential building</i>	<i>126.7</i>	<i>144.1</i>	<i>55.2</i>	<i>30.0</i>	<i>3.6</i>	<i>10.7</i>	<i>4.7</i>
Alterations and additions to residential buildings	1.1	0.9	0.2	0.6	—	0.3	0.3
Hotels, etc.	2.3	1.7	—	0.1	—	—	0.4
Shops	3.3	20.9	5.6	1.7	1.0	—	2.6
Factories	4.2	6.5	1.1	4.8	0.8	0.5	1.9
Offices	34.8	57.0	18.8	8.0	4.6	—	5.2
Other business premises	186.5	37.1	3.5	32.4	12.7	3.6	29.4
Educational	97.8	218.9	132.2	98.2	9.0	18.4	—
Religious	—	—	—	0.3	—	—	—
Health	42.0	30.8	2.5	50.7	6.4	4.6	4.8
Entertainment and recreational	19.6	58.3	1.2	59.1	0.9	0.3	50.8
Miscellaneous	22.6	61.5	16.6	71.5	7.4	4.7	1.1
<i>Total non-residential building</i>	<i>413.1</i>	<i>492.6</i>	<i>181.4</i>	<i>326.9</i>	<i>42.9</i>	<i>32.1</i>	<i>96.1</i>
Total	540.9	637.6	236.7	357.5	46.5	43.1	101.1
TOTAL							
New houses	3,253.5	2,891.5	1,457.3	972.2	186.8	194.1	199.2
New other residential buildings	1,337.5	1,109.3	582.9	249.5	57.7	34.7	43.4
<i>Total new residential building</i>	<i>4,591.0</i>	<i>4,000.7</i>	<i>2,040.2</i>	<i>1,221.6</i>	<i>244.5</i>	<i>228.8</i>	<i>242.6</i>
Alterations and additions to residential buildings	229.2	240.9	113.8	120.5	23.0	23.9	22.9
Hotels, etc.	304.4	188.3	21.0	90.1	28.3	6.0	11.5
Shops	335.4	561.8	225.8	226.4	75.5	47.3	43.8
Factories	114.0	117.2	49.6	79.9	15.3	13.1	14.2
Offices	195.7	205.1	88.5	95.6	20.4	23.0	18.6
Other business premises	339.5	280.6	102.3	145.6	24.8	48.1	23.7
Educational	164.2	281.5	165.2	128.5	16.2	23.1	33.8
Religious	14.3	14.0	5.1	6.1	1.4	0.4	0.2
Health	101.7	84.5	30.0	73.3	11.1	5.8	9.0
Entertainment and recreational	97.7	209.4	37.7	107.1	5.7	5.2	67.9
Miscellaneous	94.6	121.1	34.9	123.2	24.1	16.2	3.5
<i>Total non-residential building</i>	<i>1,761.6</i>	<i>2,063.5</i>	<i>760.3</i>	<i>1,075.8</i>	<i>222.8</i>	<i>188.2</i>	<i>226.1</i>
Total	6,581.8	6,305.1	2,914.3	2,418.0	490.3	440.9	491.6

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1995 — September	4	0.5	2	0.5	—	—	2	3.7	1	23.5	9	28.3
October	4	0.3	6	1.7	2	1.2	2	2.8	—	—	14	6.0
November	—	—	4	1.2	2	1.5	2	8.7	—	—	8	11.5
SHOPS												
1995 — September	38	3.8	22	6.7	11	7.0	9	19.7	4	38.3	84	75.5
October	55	5.6	15	4.8	11	6.7	4	5.3	1	25.0	86	47.3
November	55	5.4	15	4.3	8	4.9	7	14.8	1	14.4	86	43.8
FACTORIES												
1995 — September	27	2.9	14	4.0	5	3.7	3	4.6	—	—	49	15.3
October	21	2.1	14	4.6	—	—	1	1.5	1	5.0	37	13.1
November	26	2.3	14	3.9	7	4.0	3	4.0	—	—	50	14.2
OFFICES												
1995 — September	18	1.8	14	4.4	4	2.7	6	11.5	—	—	42	20.4
October	20	2.0	20	6.8	4	2.5	2	6.7	1	5.0	47	23.0
November	28	3.0	15	5.2	5	3.0	4	7.4	—	—	52	18.6
OTHER BUSINESS PREMISES												
1995 — September	14	1.4	13	4.1	13	8.3	1	1.0	1	10.0	42	24.8
October	38	4.0	28	9.4	10	7.1	7	20.5	1	7.2	84	48.1
November	24	2.5	18	5.9	2	1.2	4	7.4	1	6.7	49	23.7
EDUCATIONAL												
1995 — September	13	1.8	9	3.1	4	2.8	2	8.5	—	—	28	16.2
October	11	1.5	7	2.3	5	3.5	2	2.6	2	13.1	27	23.1
November	20	2.3	14	4.0	4	3.0	4	10.5	1	14.0	43	33.8
RELIGIOUS												
1995 — September	7	1.0	1	0.5	—	—	—	—	—	—	8	1.4
October	1	0.2	1	0.3	—	—	—	—	—	—	2	0.4
November	2	0.2	—	—	—	—	—	—	—	—	2	0.2
HEALTH												
1995 — September	6	0.6	3	1.0	2	1.6	1	1.5	1	6.4	13	11.1
October	4	0.4	1	0.3	1	0.6	1	4.5	—	—	7	5.8
November	5	0.5	1	0.3	4	2.3	2	5.9	—	—	12	9.0
ENTERTAINMENT AND RECREATIONAL												
1995 — September	9	0.7	6	2.1	1	0.7	1	2.1	—	—	17	5.7
October	12	1.2	4	1.1	2	1.2	1	1.7	—	—	19	5.2
November	7	0.6	1	0.2	—	—	6	16.6	1	50.6	15	67.9
MISCELLANEOUS												
1995 — September	12	1.5	10	3.8	3	2.3	1	3.5	2	13.1	28	24.1
October	14	1.7	13	4.1	1	0.5	3	9.8	—	—	31	16.2
November	6	0.7	6	2.1	1	0.7	—	—	—	—	13	3.5
TOTAL NON-RESIDENTIAL BUILDING												
1995 — September	148	16.0	94	30.1	43	29.3	26	56.1	9	91.3	320	222.8
October	180	19.0	109	35.3	36	23.2	23	55.3	6	55.3	354	188.2
November	173	17.5	88	27.1	33	20.6	32	75.2	4	85.7	330	226.1

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

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Brisbane	855	18	102	120	96	39	82	217	337	1,192
Moreton	451	38	47	85	—	8	6	14	99	550
Wide Bay-Burnett	195	4	—	4	—	—	—	—	4	199
Darling Downs	71	4	8	12	—	—	—	—	12	83
South West	6	4	—	4	—	—	—	—	4	10
Fitzroy	105	8	—	8	—	—	—	—	8	113
Central West	—	5	—	5	—	—	—	—	5	5
Mackay	80	2	2	4	—	—	—	—	4	84
Northern	104	2	—	2	2	—	—	2	4	108
Far North	188	12	18	30	12	—	—	12	42	230
North West	1	—	—	—	—	—	—	—	—	1
Queensland	2,056	97	177	274	110	47	88	245	519	2,575
VALUE (\$'000)										
Brisbane	83,725	1,211	6,110	7,321	7,563	2,620	12,080	22,263	29,584	113,309
Moreton	43,452	2,178	3,958	6,136	—	470	1,800	2,270	8,406	51,858
Wide Bay-Burnett	14,904	183	—	183	—	—	—	—	183	15,087
Darling Downs	7,321	206	640	846	—	—	—	—	846	8,166
South West	551	400	—	400	—	—	—	—	400	951
Fitzroy	9,735	394	—	394	—	—	—	—	394	10,129
Central West	—	400	—	400	—	—	—	—	400	400
Mackay	8,845	166	120	286	—	—	—	—	286	9,131
Northern	11,292	130	—	130	147	—	—	147	277	11,569
Far North	19,273	573	1,222	1,795	837	—	—	837	2,632	21,905
North West	112	—	—	—	—	—	—	—	—	112
Queensland	199,209	5,841	12,050	17,891	8,547	3,090	13,880	25,517	43,408	242,617

(a) Excluding Conversions, etc.

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

Period	Double brick (b) (c)	Brick veneer (b)	Timber	Fibre cement	Other	Total
1992-93	1,927	26,621	3,321	1,517	495	33,881
1993-94	2,156	28,884	3,163	1,540	848	36,591
1994-95	2,485	23,390	2,626	1,287	853	30,641
1994-95						
July-November	1,023	12,363	1,366	647	314	15,713
1995-96						
July-November	2,307	5,938	825	489	548	10,107
1994—						
September	243	2,620	331	122	59	3,375
October	224	2,278	256	134	39	2,931
November	293	2,336	243	102	41	3,015
December	220	1,689	231	82	68	2,290
1995—						
January	162	1,597	151	83	80	2,073
February	231	1,424	176	80	50	1,961
March	189	2,007	203	92	53	2,544
April	130	1,384	142	83	57	1,796
May	301	1,376	191	117	129	2,114
June	229	1,550	166	103	102	2,150
July	275	1,331	161	107	112	1,986
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

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

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

Statistical division and statistical district	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
STATISTICAL DIVISION									
Brisbane	855	83,725	337	29,584	1,192	113,309	10,743	118,790	242,842
Moreton	451	43,452	99	8,406	550	51,858	4,150	44,124	100,132
Wide Bay-Burnett	195	14,904	4	183	199	15,087	1,198	5,526	21,811
Darling Downs	71	7,321	12	846	83	8,166	1,287	3,406	12,859
South West	6	551	4	400	10	951	42	75	1,068
Fitzroy	105	9,735	8	394	113	10,129	997	17,126	28,253
Central West	—	—	5	400	5	400	—	—	400
Mackay	80	8,845	4	286	84	9,131	715	6,821	16,667
Northern	104	11,292	4	277	108	11,569	1,455	6,349	19,373
Far North	188	19,273	42	2,632	230	21,905	2,132	23,044	47,081
North West	1	112	—	—	1	112	135	840	1,087
Queensland	2,056	199,209	519	43,408	2,575	242,617	22,854	226,101	491,572
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	239	23,395	54	4,887	293	28,282	1,902	28,081	58,264
Sunshine Coast	121	12,524	45	3,519	166	16,043	1,440	10,847	28,330
Bundaberg (c)	46	3,934	—	—	46	3,934	180	1,100	5,215
Gladstone	29	2,667	—	—	29	2,667	102	—	2,769
Rockhampton	24	2,083	—	—	24	2,083	523	15,789	18,396
Mackay	43	4,331	4	286	47	4,617	172	2,171	6,960
Townsville (c)	26	2,891	2	147	28	3,038	640	5,327	9,004
Cairns	105	11,371	26	1,787	131	13,158	1,414	20,006	34,578

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

TABLE 10—TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), QUEENSLAND, NOVEMBER 1995

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	3,533	—	—	44	3,533	419	925	4,876
Boonah (S)	4	275	—	—	4	275	90	—	365
Brisbane (C)	397	40,218	287	25,858	684	66,076	8,600	109,855	184,530
Caboolture (S)	109	9,403	8	426	117	9,829	381	2,085	12,294
Caloundra (C)	38	3,917	8	470	46	4,387	875	495	5,757
Esk (S)	7	566	—	—	7	566	17	—	583
Gatton (S)	7	594	—	—	7	594	112	725	1,431
Gold Coast (C)	239	23,395	54	4,887	293	28,282	1,902	28,081	58,264
Ipswich (C)	41	3,092	—	—	41	3,092	315	235	3,642
Kilcoy (S)	—	—	—	—	—	—	—	—	—
Laidley (S)	14	901	—	—	14	901	98	179	1,178
Logan (C)	87	7,078	8	620	95	7,698	266	1,340	9,305
Maroochy (S)	69	7,050	32	1,717	101	8,767	378	8,832	17,976
Noosa (S)	68	6,894	5	1,332	73	8,226	470	5,335	14,031
Pine Rivers (S)	81	7,606	—	—	81	7,606	65	1,174	8,845
Redcliffe (C)	10	922	8	500	18	1,422	161	1,173	2,756
Redland (S)	91	11,734	26	2,180	117	13,914	746	2,481	17,141
Brisbane and Moreton (SDs)	1,306	127,177	436	37,991	1,742	165,167	14,894	162,913	342,974
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	32	2,891	—	—	32	2,891	120	1,020	4,031
Burnett (S)	29	2,219	—	—	29	2,219	80	80	2,379
Cooloolia (S)	31	2,539	—	—	31	2,539	243	1,613	4,395
Gayndah (S)	—	—	—	—	—	—	10	—	10
Hervey Bay (C)	37	2,916	4	183	41	3,099	189	1,613	4,901
Isis (S)	6	455	—	—	6	455	57	215	727
Kingaroy (S)	4	373	—	—	4	373	16	—	390
Kolan (S)	13	639	—	—	13	639	—	—	639
Maryborough (C)	8	624	—	—	8	624	288	415	1,327
Miriam Vale (S)	10	689	—	—	10	689	133	—	822
Mundubbera (S)	1	70	—	—	1	70	—	—	70
Nanango (S)	9	553	—	—	9	553	27	569	1,149
Tiaro (S)	10	667	—	—	10	667	—	—	667
Other areas	5	270	—	—	5	270	34	—	304
Wide Bay-Burnett (SD)	195	14,904	4	183	199	15,087	1,198	5,526	21,811

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), QUEENSLAND, NOVEMBER 1995 — 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)	3	203	—	—	3	203	53	—	256
Chinchilla (S)	—	—	—	—	—	—	—	63	63
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	16	2,312	—	—	16	2,312	273	793	3,378
Dalby (T)	3	287	—	—	3	287	107	210	603
Goondiwindi (T)	—	—	4	206	4	206	35	—	241
Jondaryan (S)	1	119	—	—	1	119	19	—	138
Millmerran (S)	3	251	—	—	3	251	56	—	306
Pittsworth (S)	—	—	—	—	—	—	—	—	—
Rosalie (S)	4	264	—	—	4	264	28	—	292
Stanthorpe (S)	3	309	—	—	3	309	71	60	440
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	31	2,874	8	640	39	3,514	553	2,220	6,288
Wambo (S)	—	—	—	—	—	—	—	—	—
Warwick (S)	7	702	—	—	7	702	92	60	855
Other areas	—	—	—	—	—	—	—	—	—
Darling Downs (SD)	71	7,321	12	846	83	8,166	1,287	3,406	12,859
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	2	210	—	—	2	210	—	—	210
Roma (T)	2	150	—	—	2	150	—	—	150
Other areas	2	191	4	400	6	591	42	75	707
South West (SD)	6	551	4	400	10	951	42	75	1,068
FITZROY STATISTICAL DIVISION									
Banana (S)	—	—	2	144	2	144	95	450	689
Calliope (S)	13	1,061	—	—	13	1,061	37	—	1,098
Duaringa (S)	—	—	—	—	—	—	53	—	53
Emerald (S)	13	1,445	6	250	19	1,695	13	350	2,058
Fitzroy (S)	7	531	—	—	7	531	114	—	645
Gladstone (C)	18	1,731	—	—	18	1,731	65	—	1,797
Livingstone (S)	32	2,983	—	—	32	2,983	211	211	3,405
Peak Downs (S)	3	310	—	—	3	310	—	270	580
Rockhampton (C)	19	1,673	—	—	19	1,673	409	15,789	17,872
Other areas	—	—	—	—	—	—	—	56	56
Fitzroy (SD)	105	9,735	8	394	113	10,129	997	17,126	28,253
CENTRAL WEST STATISTICAL DIVISION									
Longreach (S)	—	—	5	400	5	400	—	—	400
Other areas	—	—	—	—	—	—	—	—	—
Central West (SD)	—	—	5	400	5	400	—	—	400

TABLE 10—TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS (a), QUEENSLAND, NOVEMBER 1995—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)	—	—	—	—	—	—	84	—	84
Broadsound (S)	3	279	—	—	3	279	—	272	551
Mackay (C)	51	5,384	4	286	55	5,670	365	2,171	8,206
Sarina (S)	10	1,016	—	—	10	1,016	191	954	2,160
Whitsunday (S)	12	1,647	—	—	12	1,647	65	3,359	5,071
Other areas	4	519	—	—	4	519	10	65	594
Mackay (SD)	80	8,845	4	286	84	9,131	715	6,821	16,667
NORTHERN STATISTICAL DIVISION									
Bowen (S)	2	288	—	—	2	288	54	—	342
Burdekin (S)	24	2,846	2	130	26	2,976	321	320	3,617
Charters Towers (C)	4	258	—	—	4	258	—	—	258
Dalrymple (S)	—	—	—	—	—	—	—	—	—
Hinchinbrook (S)	6	617	—	—	6	617	127	—	744
Thuringowa (C)	42	4,391	—	—	42	4,391	314	702	5,407
Townsville (C)	26	2,891	2	147	28	3,038	640	5,327	9,004
Northern (SD)	104	11,292	4	277	108	11,569	1,455	6,349	19,373
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	8	658	—	—	8	658	—	680	1,338
Cairns (C)	107	11,546	26	1,787	133	13,333	1,447	20,006	34,786
Cardwell (S)	10	1,344	—	—	10	1,344	144	—	1,488
Cook (S) (including Weipa)	12	1,242	—	—	12	1,242	33	840	2,115
Douglas (S)	9	932	6	385	15	1,317	39	—	1,356
Eacham (S)	3	227	—	—	3	227	118	520	864
Johnstone (S)	29	2,628	10	460	39	3,088	170	210	3,469
Mareeba (S)	5	345	—	—	5	345	155	426	925
Torres (S)	2	190	—	—	2	190	—	363	553
Other areas	3	161	—	—	3	161	27	—	187
Far North (SD)	188	19,273	42	2,632	230	21,905	2,132	23,044	47,081
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	—	—	—	—	—	—	—	—	—
Mount Isa (C)	1	112	—	—	1	112	135	840	1,087
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	1	112	—	—	1	112	135	840	1,087
QUEENSLAND									
Queensland	2,056	199,209	519	43,408	2,575	242,617	22,854	226,101	491,572

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

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

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

Building classification

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

15. *Functional classification of buildings:* 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 de-

tached 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

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.5* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

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

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

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

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

32. From July 1995 the statistics reflect the changes made to the ASGC spatial units. A new City of Gold Coast, comprising the combined areas of the former Shire of Albert and the former City of Gold Coast, and including/excluding small parts of the Shire of Beaudesert has been created. A new City of Cairns, comprising the combined areas of the former City of Cairns, the former Mulgrave Shire, a small part of Douglas Shire, and small parts of Mareeba Shire has been created. Further details are:

- (a) The existing SLA's of Berrinba and Karawatha are being amalgamated to form the new SLA of Berrinba-Karawatha.
- (b) The existing SLA of Albert (S) Bal in BSD is being split and abolished, the major part forming the new SLA of Gold Coast (C) Bal in BSD and a very small part becoming part of the existing SLA of Beaudesert (S) Bal in BSD.
- (c) Part of the existing SLA of Beaudesert (S) Bal in BSD is being transferred to the new SLA of Gold Coast (S) Bal in BSD.

- (d) Part of the existing SLA of Beaudesert (S) – Pt B is being transferred to the new SLA of Gold Coast (S) – Pt B Bal. The existing SLA of Beaudesert (S) – Pt B is to also include parts of the existing SLA of Albert (S) – Pt B Bal.
- (e) The remaining portion of the existing SLA of Albert (S) – Pt B Bal has been renamed Gold Coast (C) – Pt B Bal.
- (f) The existing SLA's of Cairns (C) and Mulgrave (S) – Pt A are being amalgamated to form the new SLA of Cairns (C) – Pt A. The new SLA will also include parts of the existing SLA's of Douglas (S) and Marceba (S).
- (g) The existing SLA of Mulgrave (S) – Pt B has been renamed Cairns (C) – Pt B.
- (h) The existing SLA of Ipswich (C) has been renamed Ipswich (C) – Central and a small part of Ipswich (C) has been transferred to the SLA of Wacol as well as small part of the SLA of Carole Park.
- (i) The boundary of the existing SLA of Camira has also been altered slightly to include part of the SLA of Greenbank – Pt B and the major part of the SLA of Carole Park, which has been abolished.
- (j) The existing SLA of Moreton (S) Bal in BSD – Nth has been renamed Ipswich (C) Bal in BSD – Nth. The new SLA also includes part of the old SLA of Moreton (S) – Pt B, and excludes part of the existing SLA of Moreton (S) Bal in BSD – Nth, which has been transferred to the existing SLA of Esk (S).
- (k) The existing SLA of Moreton (S) Bal in BSD – Sth has been renamed Ipswich (C) Bal in BSD – Sth.
- (l) The area covered by the existing SLA of Esk (S) has been enlarged to include parts of the old SLA's of Moreton (S) Bal in BSD – Nth and Moreton (S) – Pt B.
- (m) Those areas of the old SLA of Moreton (S) – Pt A not transferred to either the SLA's of Esk (S) or Ipswich (C) Bal in BSD – Nth now make up the new SLA of Ipswich (S) – Pt B. 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)
Dwelling Unit Comments Reported by Approving Authorities, Queensland (8741.3)
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0)
Building Activity, Queensland (8752.3)

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

Symbols and other usages

— nil or rounded to zero
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36. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

IAN MARSHALL
 Acting Deputy Commonwealth Statistician



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