



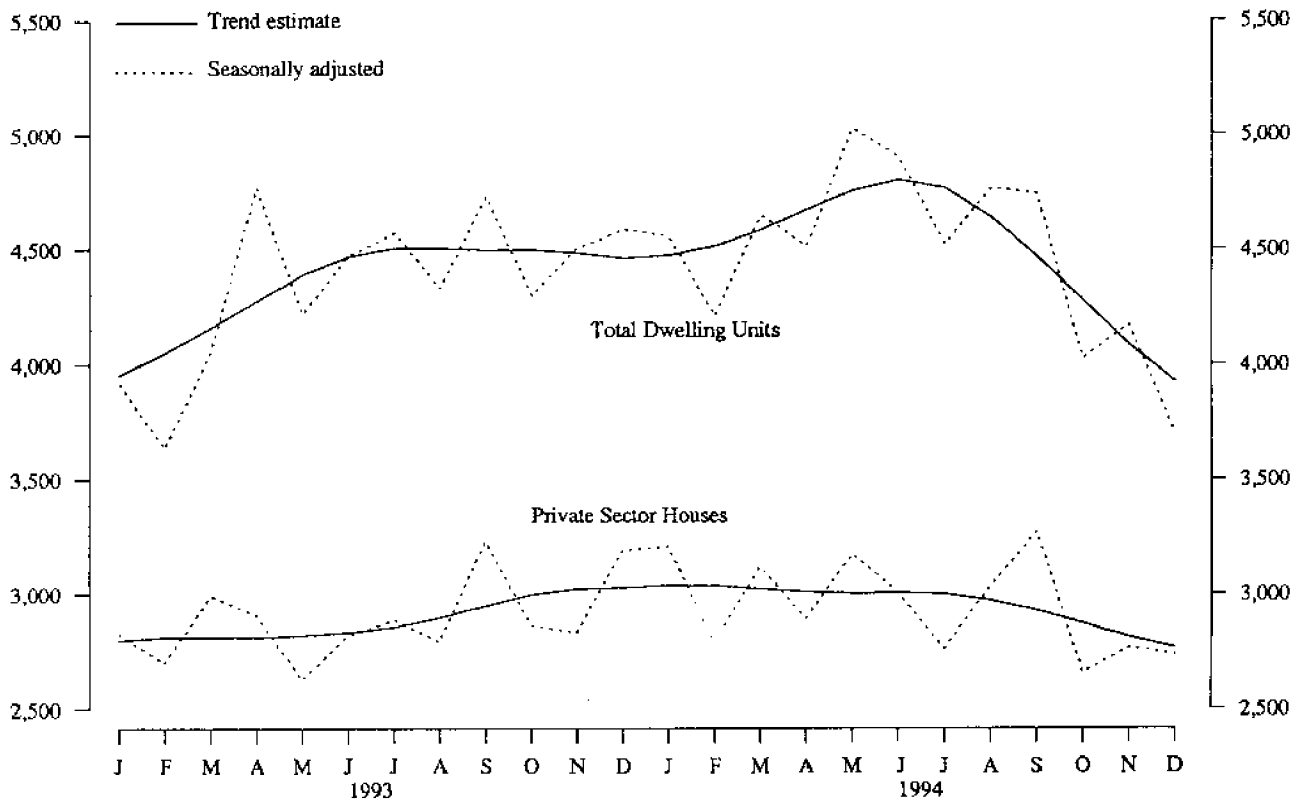
**Australian
Bureau of
Statistics**

**December 1994
Building Approvals
Queensland**

Catalogue No. 8731.3

BUILDING APPROVALS, QUEENSLAND, DECEMBER 1994

**DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS,
QUEENSLAND**



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6 February 1995

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INQUIRIES

- for further information about statistics in this publication and the availability of related unpublished statistics, contact Information Inquiries on Brisbane (07) 222 6351, (fax (07) 229 6042) or any ABS State office.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

- The trend estimate series for total dwelling units approved in Queensland, including revised estimates for earlier months, reveals a steady decline of 17.6 per cent from July 1994 to December 1994. This followed a steady rise of 7.4 per cent in the series from January 1994 to June 1994.
- There was a steady decline of 7.7 per cent in the trend estimate for private sector houses from July 1994 to December 1994.
- Seasonally adjusted, the number of dwelling units approved in December 1994 was down 11.3 per cent from November 1994. Approvals for private sector houses in December 1994 were down 1.1 per cent from November 1994.
- In original figures, the number of dwelling units approved in December 1994 was 3,206. In the private sector there were 2,262 houses and 872 other residential buildings approved in December 1994.

Non-residential building

- The value of non-residential building approved during the 3 months ended December 1994 was 19.7 per cent higher than for the 3 months ended September 1994.

Total building

- The value of all building approved in the 3 months ended December 1994 was 13.1 per cent lower than for the 3 months ended September 1994.

BUILDING APPROVALS

Period	Dwelling units in new residential buildings			Total building
	Original	Seasonally adjusted	Trend estimate	
	No.	No.	No.	\$m
December 1993	4,135	4,586	4,463	676.4
December 1994	3,206	3,704	3,928	408.0
<i>Three months ended—</i>				
December 1993	13,467	13,393	13,446	1,694.0
September 1994	14,813	14,025	13,874	1,777.8
December 1994	11,784	11,904	12,293	1,544.5

NOTES

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

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

Explanatory Notes are located at the back of this publication.

The publication *Building Approvals, Australia* (8731.0) has recently been redesigned. Some tables now include the number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units); this was previously shown as a footnote. This change has not been reflected in this current State publication, although it will be implemented in the near future.

Please be aware of this when comparing figures from this publication with State figures in the Australian publication.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

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

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

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (January 1995) were to equal the average absolute monthly percentage change in the series over the last 10 years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 6 per cent in January 1995 the trend estimate for that month would be 2,797, a movement of -0.5 per cent. The movements in the trend estimates for October, November and December 1994, currently estimated to be -1.8 per cent, -2.1 per cent and -1.6 per cent, respectively, would be revised to -1.5 per cent, -1.4 per cent and -1.0 per cent, respectively. On the other hand, a 6 per cent seasonally adjusted decline in the number of private sector houses approved in January 1995 would produce a trend estimate for January of 2,649, a movement of -2.4 per cent, with the movements in the trend estimates for October, November and December being revised to -2.3 per cent, -2.7 per cent and -2.7 per cent, respectively.

PRIVATE SECTOR HOUSES APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if January 1995 seasonally adjusted estimate			
			is up 6% on December 1994		is down 6% on December 1994	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1994—						
July	3,002	-0.1	3,000	-0.2	3,007	0.0
August	2,973	-1.0	2,970	-1.0	2,982	-0.8
September	2,928	-1.5	2,926	-1.5	2,932	-1.7
October	2,875	-1.8	2,881	-1.5	2,865	-2.3
November	2,815	-2.1	2,841	-1.4	2,789	-2.7
December	2,771	-1.6	2,812	-1.0	2,714	-2.7
1995—						
January	n.y.a	n.y.a	2,797	-0.5	2,649	-2.4

TOTAL DWELLING UNITS APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if January 1995 seasonally adjusted estimate			
			is up 7% on December 1994		is down 7% on December 1994	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1994—						
July	4,766	-0.7	4,770	-0.7	4,781	-0.4
August	4,641	-2.6	4,647	-2.6	4,666	-2.4
September	4,467	-3.8	4,468	-3.9	4,477	-4.0
October	4,278	-4.2	4,279	-4.2	4,254	-5.0
November	4,087	-4.5	4,105	-4.1	4,025	-5.4
December	3,928	-3.9	3,958	-3.6	3,806	-5.4
1995—						
January	n.y.a	n.y.a	3,848	-2.8	3,619	-5.0

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
BRISBANE STATISTICAL DIVISION									
1991-92	12,563	335	12,898	3,885	769	4,654	16,448	1,104	17,552
1992-93	13,770	286	14,056	5,973	653	6,626	19,743	939	20,682
1993-94	14,471	302	14,773	6,590	508	7,098	21,061	810	21,871
1993-94									
July-December	7,439	174	7,613	3,504	225	3,729	10,943	399	11,342
1994-95									
July-December	7,334	56	7,390	3,432	262	3,694	10,766	318	11,084
1993—									
October	1,251	83	1,334	496	6	502	1,747	89	1,836
November	1,119	16	1,135	604	51	655	1,723	67	1,790
December	1,124	2	1,126	602	18	620	1,726	20	1,746
1994—									
January	870	14	884	473	2	475	1,343	16	1,359
February	1,036	12	1,048	583	22	605	1,619	34	1,653
March	1,367	14	1,381	555	6	561	1,922	20	1,942
April	1,024	15	1,039	577	22	599	1,601	37	1,638
May	1,506	48	1,554	556	73	629	2,062	121	2,183
June	1,229	25	1,254	342	158	500	1,571	183	1,754
July	1,190	9	1,199	688	12	700	1,878	21	1,899
August	1,443	7	1,450	904	103	1,007	2,347	110	2,457
September	1,366	9	1,375	517	27	544	1,883	36	1,919
October	1,167	8	1,175	296	74	370	1,463	82	1,545
November	1,239	10	1,249	513	30	543	1,752	40	1,792
December	929	13	942	514	16	530	1,443	29	1,472
QUEENSLAND									
1991-92	30,135	895	31,030	9,361	1,480	10,841	39,496	2,375	41,871
1992-93	33,155	726	33,881	12,690	1,214	13,904	45,845	1,940	47,785
1993-94	35,979	612	36,591	17,193	1,143	18,336	53,172	1,755	54,927
1993-94									
July-December	18,507	274	18,781	8,492	390	8,882	26,999	664	27,663
1994-95									
July-December	17,875	128	18,003	8,173	421	8,594	26,048	549	26,597
1993—									
October	3,171	90	3,261	1,267	24	1,291	4,438	114	4,552
November	3,009	38	3,047	1,682	51	1,733	4,691	89	4,780
December	2,740	40	2,780	1,335	20	1,355	4,075	60	4,135
1994—									
January	2,479	41	2,520	1,034	11	1,045	3,513	52	3,565
February	2,542	25	2,567	1,346	40	1,386	3,888	65	3,953
March	3,330	35	3,365	1,598	54	1,652	4,928	89	5,017
April	2,569	86	2,655	1,322	44	1,366	3,891	130	4,021
May	3,543	67	3,610	1,827	154	1,981	5,370	221	5,591
June	3,009	84	3,093	1,574	450	2,024	4,583	534	5,117
July	2,967	15	2,982	1,496	12	1,508	4,463	27	4,490
August	3,396	14	3,410	1,824	103	1,927	5,220	117	5,337
September	3,346	29	3,375	1,516	95	1,611	4,862	124	4,986
October	2,917	14	2,931	1,123	127	1,250	4,040	141	4,181
November	2,987	28	3,015	1,342	40	1,382	4,329	68	4,397
December	2,262	28	2,290	872	44	916	3,134	72	3,206

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 19 such dwelling units approved in December 1994.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
BRISBANE STATISTICAL DIVISION														
1991-92	1,105.1	21.5	1,126.5	250.5	39.7	290.2	1,355.6	61.2	1,416.8	119.1	394.7	716.7	1,869.3	2,252.6
1992-93	1,237.8	22.3	1,260.1	399.5	38.9	438.4	1,637.2	61.2	1,698.4	117.4	447.2	780.0	2,201.7	2,595.9
1993-94	1,334.1	26.1	1,360.2	445.5	32.2	477.7	1,779.6	58.3	1,837.9	125.2	797.6	1,074.0	2,702.4	3,037.2
1993-94														
July-December	687.0	15.2	702.2	229.0	13.9	242.8	916.0	29.0	945.0	65.6	527.5	752.4	1,509.2	1,763.1
1994-95														
July-December	687.0	5.0	692.0	269.3	39.0	308.2	956.3	43.9	1,000.2	71.9	360.6	451.7	1,388.7	1,523.8
1993—														
October	116.0	7.5	123.5	33.6	0.5	34.1	149.6	8.0	157.6	10.0	32.5	54.2	192.1	221.8
November	102.2	1.4	103.6	42.5	3.2	45.7	144.7	4.5	149.2	11.3	45.9	50.0	201.9	210.6
December	102.2	0.3	102.5	40.7	1.4	42.1	143.0	1.7	144.7	11.7	85.2	266.3	239.9	422.7
1994—														
January	80.4	1.3	81.7	32.3	0.1	32.4	112.7	1.4	114.1	8.3	29.8	30.5	150.8	152.9
February	94.5	1.1	95.6	40.6	1.2	41.8	135.1	2.4	137.5	9.8	42.0	49.4	186.9	196.7
March	126.0	1.3	127.3	46.6	0.3	46.9	172.6	1.6	174.2	12.1	48.1	54.7	232.8	241.0
April	92.3	1.2	93.5	35.1	1.3	36.4	127.4	2.5	129.9	8.6	24.6	28.0	160.6	166.5
May	135.4	3.7	139.0	40.3	4.3	44.6	175.7	7.9	183.6	10.0	50.8	62.4	236.5	256.1
June	118.5	2.4	121.0	21.5	11.1	32.7	140.1	13.6	153.6	10.7	74.8	96.7	225.6	261.0
July	113.6	0.7	114.4	71.6	0.9	72.6	185.3	1.6	186.9	12.8	47.0	53.3	245.1	253.0
August	134.4	0.7	135.1	71.1	29.5	100.6	205.6	30.2	235.7	11.1	86.1	93.0	302.7	339.8
September	126.3	0.9	127.3	37.9	1.6	39.5	164.3	2.5	166.8	11.7	54.3	58.1	230.3	236.6
October	110.6	0.6	111.3	17.1	4.2	21.3	127.7	4.8	132.5	11.8	101.9	143.6	241.4	288.0
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
QUEENSLAND														
1991-92	2,514.8	62.3	2,577.0	588.4	80.2	668.6	3,103.2	142.5	3,245.7	205.8	1,079.2	1,530.7	4,387.4	4,982.1
1992-93	2,830.5	57.8	2,888.3	869.6	71.6	941.2	3,700.1	129.4	3,829.6	212.9	941.8	1,383.9	4,854.6	5,426.3
1993-94	3,200.2	53.3	3,253.5	1,264.1	73.4	1,337.5	4,464.3	126.7	4,591.0	229.2	1,348.4	1,761.6	6,040.9	6,581.8
1993-94														
July-December	1,636.0	23.8	1,659.9	570.7	23.9	594.5	2,206.7	47.7	2,254.4	121.8	796.5	1,088.4	3,124.8	3,464.6
1994-95														
July-December	1,655.5	11.3	1,666.8	601.1	49.2	650.4	2,256.6	60.5	2,317.1	131.2	657.4	874.0	3,045.0	3,322.3
1993—														
October	280.0	8.0	288.0	88.1	1.4	89.5	368.1	9.4	377.5	20.0	77.8	111.1	465.8	508.7
November	263.8	3.3	267.1	113.8	3.2	117.0	377.6	6.4	384.0	19.5	93.3	105.5	490.4	508.9
December	242.3	3.6	246.0	93.0	1.5	94.5	335.4	5.1	340.5	18.7	124.3	317.1	478.4	676.4
1994—														
January	215.7	3.8	219.5	72.7	0.7	73.4	288.4	4.5	292.9	13.6	57.7	61.3	359.7	367.8
February	222.5	2.2	224.7	107.6	2.4	110.0	330.1	4.6	334.7	16.6	93.7	105.1	440.4	456.3
March	298.3	3.1	301.4	170.3	2.9	173.2	468.7	6.0	474.7	20.8	119.1	136.5	608.5	632.0
April	227.4	7.2	234.6	86.0	2.7	88.7	313.4	9.9	323.4	16.6	55.6	63.5	385.7	403.4
May	319.8	5.3	325.1	131.3	10.4	141.7	451.1	15.7	466.8	19.9	99.3	145.9	570.3	632.7
June	280.4	7.9	288.3	125.5	30.4	155.9	405.9	38.3	444.1	19.9	126.6	161.0	551.5	625.1
July	277.0	1.4	278.4	125.5	0.9	126.5	402.5	2.3	404.9	22.2	98.6	138.7	523.3	565.8
August	313.9	1.3	315.1	134.6	29.5	164.1	448.4	30.8	479.2	21.2	123.4	144.9	593.1	645.3
September	308.9	2.5	311.4	112.9	6.0	118.9	421.8	8.5	430.3	22.3	98.3	114.1	542.4	566.7
October	272.0	1.1	273.1	76.1	7.3	83.3	348.1	8.4	356.4	22.9	150.0	213.8	520.8	593.2
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

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
<i>1993—</i>								
October r	2,866	2,998	2,958	3,052	4,175	4,417	4,300	4,498
November r	2,836	3,023	2,876	3,074	4,340	4,433	4,507	4,485
December r	3,194	3,031	3,259	3,079	4,565	4,414	4,586	4,463
<i>1994—</i>								
January r	3,211	3,038	3,271	3,084	4,572	4,399	4,555	4,472
February r	2,793	3,038	2,802	3,083	4,076	4,399	4,211	4,515
March r	3,119	3,025	3,141	3,069	4,563	4,419	4,648	4,583
April r	2,894	3,013	2,984	3,059	4,228	4,473	4,513	4,675
May r	3,176	3,004	3,224	3,054	4,676	4,540	5,026	4,756
June r	3,008	3,006	3,037	3,057	4,820	4,609	4,903	4,802
July r	2,764	3,002	2,829	3,049	4,262	4,622	4,521	4,766
August r	3,034	2,973	3,069	3,013	4,741	4,541	4,763	4,641
September r	3,273	2,928	3,322	2,962	4,759	4,390	4,741	4,467
October r	2,660	2,875	2,686	2,905	3,992	4,201	4,026	4,278
November r	2,769	2,815	2,744	2,846	3,984	3,998	4,174	4,087
December r	2,738	2,771	2,820	2,803	3,544	3,810	3,704	3,928

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	2,358.5	2,416.9	706.9	3,123.8	192.9	1,121.4	1,590.3	4,302.6	4,907.0
1992-93	2,583.8	2,636.3	985.0	3,621.2	194.3	966.4	1,419.0	4,664.7	5,234.6
1993-94	2,869.4	2,917.2	1,378.1	4,295.3	205.5	1,361.6	1,778.4	5,750.4	6,279.2
<i>1993—</i>									
June qtr	646.6	663.8	360.2	1,024.0	48.8	306.1	563.5	1,314.3	1,636.4
Sept. qtr	764.3	772.3	304.5	1,076.8	57.2	508.2	562.5	1,619.0	1,696.4
Dec. qtr	703.1	716.5	311.3	1,027.8	52.1	298.4	539.1	1,361.1	1,619.0
<i>1994—</i>									
Mar. qtr	661.7	669.9	367.0	1,036.9	45.7	272.4	304.9	1,344.1	1,387.5
June qtr	740.2	758.5	395.4	1,153.9	50.5	282.6	371.9	1,426.2	1,576.3
Sept. qtr	799.0	803.6	417.4	1,221.1	58.4	320.3	397.7	1,562.0	1,677.2

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

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

Class of building	1992-93	1993-94	July-December		1994		
			1993-94	1994-95	October	November	December
PRIVATE SECTOR							
New houses	2,830.5	3,200.2	1,636.0	1,655.5	272.0	276.7	207.0
New other residential buildings	869.6	1,264.1	570.7	601.1	76.1	87.5	64.5
<i>Total new residential building</i>	<i>3,700.1</i>	<i>4,464.3</i>	<i>2,206.7</i>	<i>2,256.6</i>	<i>348.1</i>	<i>364.2</i>	<i>271.6</i>
Alterations and additions to residential buildings	212.7	228.1	121.6	131.0	22.7	25.2	17.3
Hotels, etc.	37.3	302.1	257.1	33.9	2.4	7.9	12.9
Shops	314.0	332.1	158.3	237.2	61.6	27.2	17.0
Factories	87.7	109.8	58.7	55.2	8.5	8.0	6.7
Offices	89.4	160.9	93.8	82.0	27.2	8.0	12.2
Other business premises	170.6	153.0	68.3	109.8	31.9	17.7	11.0
Educational	44.9	66.4	41.9	37.1	3.0	7.4	4.1
Religious	17.0	14.3	7.1	5.3	1.1	0.5	0.2
Health	49.9	59.7	36.5	32.3	3.6	16.0	4.7
Entertainment and recreational	48.8	78.1	34.3	38.5	6.8	10.6	2.0
Miscellaneous	82.1	72.0	40.7	26.2	3.9	5.4	7.9
<i>Total non-residential building</i>	<i>941.8</i>	<i>1,348.4</i>	<i>796.5</i>	<i>657.4</i>	<i>150.0</i>	<i>108.6</i>	<i>78.6</i>
Total	4,854.6	6,040.9	3,124.8	3,045.0	520.8	498.0	367.4
PUBLIC SECTOR							
New houses	57.8	53.3	23.8	11.3	1.1	2.6	2.4
New other residential buildings	71.6	73.4	23.9	49.2	7.3	2.6	2.9
<i>Total new residential building</i>	<i>129.4</i>	<i>126.7</i>	<i>47.7</i>	<i>60.5</i>	<i>8.4</i>	<i>5.2</i>	<i>5.3</i>
Alterations and additions to residential buildings	0.2	1.1	0.2	0.2	0.1	—	—
Hotels, etc.	—	2.3	2.3	—	—	—	—
Shops	1.6	3.3	1.6	5.9	—	1.3	0.3
Factories	5.7	4.2	1.9	1.2	0.1	0.6	0.2
Offices	102.5	34.8	18.7	20.6	4.9	10.9	1.8
Other business premises	31.1	186.5	176.1	12.7	0.8	0.2	9.2
Educational	115.6	97.8	73.6	142.3	56.0	18.1	10.2
Religious	—	—	—	—	—	—	—
Health	12.6	42.0	5.8	2.5	—	—	—
Entertainment and recreational	153.4	19.6	5.6	3.1	—	0.9	1.9
Miscellaneous	19.7	22.6	6.5	28.3	2.1	8.1	11.7
<i>Total non-residential building</i>	<i>442.2</i>	<i>413.1</i>	<i>291.8</i>	<i>216.6</i>	<i>63.9</i>	<i>40.1</i>	<i>35.2</i>
Total	571.8	540.9	339.7	277.3	72.4	45.3	40.5
TOTAL							
New houses	2,888.3	3,253.5	1,659.9	1,666.8	273.1	279.4	209.4
New other residential buildings	941.2	1,337.5	594.5	650.4	83.3	90.1	67.5
<i>Total new residential building</i>	<i>3,829.6</i>	<i>4,591.0</i>	<i>2,254.4</i>	<i>2,317.1</i>	<i>356.4</i>	<i>369.4</i>	<i>276.9</i>
Alterations and additions to residential buildings	212.9	229.2	121.8	131.2	22.9	25.2	17.3
Hotels, etc.	37.3	304.4	259.3	33.9	2.4	7.9	12.9
Shops	315.6	335.4	159.9	243.1	61.6	28.6	17.3
Factories	93.4	114.0	60.6	56.4	8.5	8.5	6.8
Offices	191.9	195.7	112.5	102.5	32.1	18.9	14.0
Other business premises	201.7	339.5	244.3	122.4	32.7	17.9	20.2
Educational	160.5	164.2	115.4	179.5	59.0	25.5	14.2
Religious	17.0	14.3	7.1	5.3	1.1	0.5	0.2
Health	62.4	101.7	42.3	34.7	3.6	16.0	4.7
Entertainment and recreational	202.2	97.7	39.8	41.6	6.8	11.5	3.9
Miscellaneous	101.9	94.6	47.1	54.5	6.1	13.5	19.6
<i>Total non-residential building</i>	<i>1,383.9</i>	<i>1,761.6</i>	<i>1,088.4</i>	<i>874.0</i>	<i>213.8</i>	<i>148.7</i>	<i>113.7</i>
Total	5,426.3	6,581.8	3,464.6	3,322.3	593.2	543.3	408.0

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1994 — October	4	0.5	3	0.9	—	—	1	1.0	—	—	8	2.4
November	3	0.3	6	1.8	3	2.4	1	3.5	—	—	13	7.9
December	2	0.1	1	0.3	—	—	—	—	1	12.5	4	12.9
SHOPS												
1994 — October	65	5.8	16	4.3	7	4.2	5	9.3	1	38.0	94	61.6
November	58	5.5	19	6.2	7	5.1	6	11.8	—	—	90	28.6
December	42	3.8	14	4.1	6	3.8	4	5.6	—	—	66	17.3
FACTORIES												
1994 — October	15	1.2	7	1.7	5	3.2	2	2.4	—	—	29	8.5
November	19	2.0	6	1.9	5	3.0	1	1.6	—	—	31	8.5
December	23	2.8	6	1.7	3	2.4	—	—	—	—	32	6.8
OFFICES												
1994 — October	24	2.9	12	3.5	5	3.5	4	7.8	1	14.4	46	32.1
November	20	2.2	6	2.0	3	2.1	3	4.6	1	7.9	33	18.9
December	22	2.2	7	1.8	6	4.0	2	6.0	—	—	37	14.0
OTHER BUSINESS PREMISES												
1994 — October	46	4.6	22	6.7	7	4.9	2	4.5	2	11.9	79	32.7
November	36	4.1	16	4.4	7	4.4	2	5.0	—	—	61	17.9
December	27	2.8	14	3.7	5	3.0	2	2.8	1	7.8	49	20.2
EDUCATIONAL												
1994 — October	9	1.1	15	4.9	6	4.4	1	2.9	2	45.8	33	59.0
November	15	2.1	12	3.3	1	0.6	5	10.6	1	9.0	34	25.5
December	16	1.8	10	3.3	6	4.1	4	5.0	—	—	36	14.2
RELIGIOUS												
1994 — October	2	0.2	1	0.3	1	0.6	—	—	—	—	4	1.1
November	1	0.1	2	0.4	—	—	—	—	—	—	3	0.5
December	2	0.2	—	—	—	—	—	—	—	—	2	0.2
HEALTH												
1994 — October	4	0.3	—	—	—	—	1	3.3	—	—	5	3.6
November	2	0.2	1	0.3	1	0.8	6	14.7	—	—	10	16.0
December	3	0.3	1	0.2	2	1.2	1	3.0	—	—	7	4.7
ENTERTAINMENT AND RECREATIONAL												
1994 — October	6	0.6	4	1.1	—	—	2	5.0	—	—	12	6.8
November	11	1.0	7	1.7	3	2.0	1	1.5	1	5.2	23	11.5
December	8	0.9	2	0.7	1	0.5	1	1.8	—	—	12	3.9
MISCELLANEOUS												
1994 — October	10	1.2	5	1.2	1	0.7	2	2.9	—	—	18	6.1
November	7	0.9	9	3.0	3	1.9	3	7.8	—	—	22	13.5
December	12	1.5	11	3.4	—	—	3	8.8	1	5.8	27	19.6
TOTAL NON-RESIDENTIAL BUILDING												
1994 — October	185	18.5	85	24.7	32	21.6	20	39.0	6	110.1	328	213.8
November	172	18.4	84	24.9	33	22.3	28	61.1	3	22.1	320	148.7
December	157	16.3	66	19.2	29	19.1	17	32.9	3	26.1	272	113.7

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

Statistical division	Other residential building								Total residential building	
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Brisbane	942	215	159	374	18	64	74	156	530	1,472
Moreton	565	76	24	100	18	28	52	98	198	763
Wide Bay-Burnett	196	10	—	10	—	—	—	—	10	206
Darling Downs	89	18	—	18	—	—	—	—	18	107
South West	1	—	—	—	—	—	—	—	—	1
Fitzroy	106	7	—	7	—	4	—	4	11	117
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	113	6	8	14	—	—	—	—	14	127
Northern	98	66	—	66	—	—	—	—	66	164
Far North	175	20	6	26	28	15	—	43	69	244
North West	5	—	—	—	—	—	—	—	—	5
Queensland	2,290	418	197	615	64	111	126	301	916	3,206
VALUE (\$'000)										
Brisbane	88,708	14,249	11,680	25,929	1,150	5,830	5,800	12,780	38,709	127,417
Moreton	51,257	5,697	1,827	7,524	1,900	1,556	6,545	10,001	17,525	68,782
Wide Bay-Burnett	15,166	604	—	604	—	—	—	—	604	15,769
Darling Downs	8,351	1,133	—	1,133	—	—	—	—	1,133	9,484
South West	75	—	—	—	—	—	—	—	—	75
Fitzroy	9,026	431	—	431	—	440	—	440	871	9,897
Central West	—	—	—	—	—	—	—	—	—	—
Mackay	10,472	280	497	777	—	—	—	—	777	11,249
Northern	10,468	4,272	—	4,272	—	—	—	—	4,272	14,740
Far North	15,159	825	305	1,130	1,648	800	—	2,448	3,578	18,737
North West	737	—	—	—	—	—	—	—	—	737
Queensland	209,419	27,490	14,310	41,799	4,698	8,626	12,345	25,669	67,468	276,887

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

Period	Double brick (a) (b)	Brick veneer (a)	Timber	Fibre cement	Other	Total
1991-92	1,659	24,255	2,641	1,865	610	31,030
1992-93	1,927	26,621	3,321	1,517	495	33,881
1993-94	2,156	28,884	3,163	1,540	854	36,591
1993-94						
July-December	789	15,067	1,785	716	425	18,781
1994-95						
July-December	1,243	14,052	1,597	729	382	18,003
1993—						
October	153	2,606	314	107	81	3,261
November	163	2,367	312	146	59	3,047
December	223	2,136	226	121	74	2,780
1994—						
January	212	1,936	180	119	73	2,520
February	155	2,013	198	139	68	2,567
March	167	2,694	264	152	87	3,365
April	316	1,966	220	120	33	2,655
May	310	2,804	263	145	88	3,610
June	207	2,404	253	149	80	3,093
July	102	2,403	244	150	83	2,982
August	161	2,726	292	139	92	3,410
September	243	2,620	331	122	59	3,375
October	224	2,278	256	134	39	2,931
November	293	2,336	243	102	41	3,015
December	220	1,689	231	82	68	2,290

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

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

Statistical division and statistical district	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
STATISTICAL DIVISION									
Brisbane	942	88,708	530	38,709	1,472	127,417	10,560	51,387	189,364
Moreton	565	51,257	198	17,525	763	68,782	1,765	15,187	85,734
Wide Bay-Burnett	196	15,166	10	604	206	15,769	560	7,047	23,376
Darling Downs	89	8,351	18	1,133	107	9,484	910	3,503	13,896
South West	1	75	—	—	1	75	10	137	222
Fitzroy	106	9,026	11	871	117	9,897	570	3,547	14,014
Central West	—	—	—	—	—	—	—	—	—
Mackay	113	10,472	14	777	127	11,249	342	1,426	13,017
Northern	98	10,468	66	4,272	164	14,740	1,295	4,113	20,147
Far North	175	15,159	69	3,578	244	18,737	1,247	27,379	47,364
North West	5	737	—	—	5	737	87	—	824
Queensland	2,290	209,419	916	67,468	3,206	276,887	17,345	113,726	407,957
STATISTICAL DISTRICT									
Gold Coast-Tweed (a)	261	24,524	68	6,304	329	30,828	618	8,013	39,459
Sunshine Coast	134	13,172	130	11,221	264	24,393	372	3,264	28,029
Bundaberg (b)	38	3,351	8	441	46	3,792	77	585	4,454
Gladstone	27	2,358	—	—	27	2,358	44	909	3,311
Rockhampton	24	1,850	5	329	29	2,179	303	838	3,321
Mackay	67	6,312	12	680	79	6,992	154	1,426	8,572
Townsville (b)	73	8,111	66	4,272	139	12,383	1,079	2,616	16,078
Caïms	114	10,520	65	3,398	179	13,918	789	13,887	28,595

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

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (a)									
Albert (S)	232	22,440	38	3,336	270	25,776	457	9,429	35,662
Beaudesert (S)	61	5,140	—	—	61	5,140	239	2,616	7,995
Boonah (S)	2	158	—	—	2	158	12	577	747
Brisbane (C)	409	41,011	371	27,928	780	68,940	7,727	26,058	102,725
Caboolture (S)	129	10,755	39	2,530	168	13,285	492	6,614	20,390
Caloundra (C)	69	6,226	75	7,610	144	13,836	402	1,681	15,919
Esk (S)	8	624	—	—	8	624	13	422	1,058
Gatton (S)	4	355	—	—	4	355	—	—	355
Gold Coast (C)	83	7,075	32	3,072	115	10,147	210	3,458	13,814
Ipswich (C)	20	1,549	9	367	29	1,916	168	849	2,933
Kilcoy (S)	—	—	—	—	—	—	32	—	32
Laidley (S)	21	1,509	—	—	21	1,509	89	185	1,784
Logan (C)	51	4,027	65	4,700	116	8,727	475	7,816	17,017
Maroochy (S)	90	8,538	26	1,645	116	10,183	77	1,250	11,510
Moreton (S)	56	5,031	—	—	56	5,031	446	1,664	7,141
Noosa (S)	57	5,019	29	1,966	86	6,985	368	1,663	9,016
Pine Rivers (S)	108	11,080	—	—	108	11,080	642	745	12,467
Redcliffe (C)	3	219	44	3,080	47	3,299	140	50	3,489
Redland (S)	104	9,208	—	—	104	9,208	336	1,499	11,043
Brisbane and Moreton (SDs)	1,507	139,965	728	56,234	2,235	196,199	12,325	66,574	275,097
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	21	2,011	8	441	29	2,451	—	485	2,936
Burnett (S)	30	2,638	—	—	30	2,638	145	524	3,307
Cooloola (S)	29	2,279	—	—	29	2,279	66	430	2,774
Gayndah (S)	—	—	—	—	—	—	—	—	—
Hervey Bay (C)	50	4,010	—	—	50	4,010	124	2,761	6,894
Isis (S)	7	546	—	—	7	546	—	—	546
Kingaroy (S)	4	260	—	—	4	260	—	1,422	1,682
Kolan (S)	7	357	—	—	7	357	16	—	372
Maryborough (C)	8	651	—	—	8	651	44	788	1,484
Miriam Vale (S)	12	653	—	—	12	653	90	398	1,141
Mundubbera (S)	—	—	—	—	—	—	—	—	—
Nanango (S)	10	563	—	—	10	563	—	—	563
Tiaro (S)	10	556	—	—	10	556	60	180	796
Other areas	8	641	2	163	10	804	15	60	879
Wide Bay-Burnett (SD)	196	15,166	10	604	206	15,769	560	7,047	23,376

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	—	—	—	—	—	—	—	—	—
Chinchilla (S)	3	277	—	—	3	277	—	—	277
Clifton (S)	1	64	—	—	1	64	37	—	101
Crow's Nest (S)	10	1,022	—	—	10	1,022	78	—	1,100
Dalby (T)	6	509	—	—	6	509	46	80	634
Goondiwindi (T)	2	280	—	—	2	280	—	—	280
Jondaryan (S)	9	1,057	—	—	9	1,057	25	150	1,232
Millmerran (S)	2	86	3	204	5	290	18	460	768
Pittsworth (S)	3	179	—	—	3	179	—	169	348
Rosalie (S)	4	269	—	—	4	269	23	—	292
Stanthorpe (S)	3	473	—	—	3	473	81	320	873
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	35	3,413	15	929	50	4,342	417	1,424	6,183
Wambo (S)	4	271	—	—	4	271	59	—	330
Warwick (S)	5	339	—	—	5	339	42	900	1,281
Other areas	2	112	—	—	2	112	85	—	197
Darling Downs (SD)	89	8,351	18	1,133	107	9,484	910	3,503	13,896
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	—	—	—	—	—	—	—	—	—
Roma (T)	—	—	—	—	—	—	—	—	—
Other areas	1	75	—	—	1	75	10	137	222
South West (SD)	1	75	—	—	1	75	10	137	222
FITZROY STATISTICAL DIVISION									
Banana (S)	5	466	—	—	5	466	55	52	573
Calliope (S)	10	874	—	—	10	874	38	350	1,262
Duaringa (S)	—	—	—	—	—	—	—	—	—
Emerald (S)	9	920	—	—	9	920	30	400	1,349
Fitzroy (S)	7	491	—	—	7	491	—	—	491
Gladstone (C)	18	1,535	—	—	18	1,535	21	559	2,114
Livingstone (S)	37	3,191	6	542	43	3,733	123	1,348	5,204
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	20	1,550	5	329	25	1,879	303	838	3,020
Other areas	—	—	—	—	—	—	—	—	—
Fitzroy (SD)	106	9,026	11	871	117	9,897	570	3,547	14,014

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

Local government area	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	—	—	—	—	—	—	64	—	64
Broadsound (S)	2	155	—	—	2	155	—	—	155
Mackay (C)	78	7,681	12	680	90	8,361	249	1,426	10,036
Sarina (S)	13	1,025	2	97	15	1,121	14	—	1,135
Whitsunday (S)	17	1,363	—	—	17	1,363	16	—	1,379
Other areas	3	248	—	—	3	248	—	—	248
Mackay (SD)	113	10,472	14	777	127	11,249	342	1,426	13,017
NORTHERN STATISTICAL DIVISION									
Bowen (S)	4	324	—	—	4	324	39	—	364
Burdekin (S)	3	506	—	—	3	506	48	1,167	1,721
Charters Towers (C)	4	332	—	—	4	332	18	120	470
Dalrymple (S)	1	152	—	—	1	152	25	210	387
Hinchinbrook (S)	2	187	—	—	2	187	28	—	215
Thuringowa (C)	49	4,634	10	872	59	5,506	172	410	6,089
Townsville (C)	35	4,332	56	3,400	91	7,732	964	2,206	10,901
Northern (SD)	98	10,468	66	4,272	164	14,740	1,295	4,113	20,147
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	4	290	—	—	4	290	51	90	431
Cairns (C)	6	617	19	1,020	25	1,637	242	13,101	14,980
Cardwell (S)	3	223	—	—	3	223	40	90	353
Cook (S) (including Weipa)	—	—	—	—	—	—	—	—	—
Douglas (S)	14	1,206	—	—	14	1,206	11	12,500	13,717
Eacham (S)	9	579	—	—	9	579	233	—	812
Johnstone (S)	14	1,150	—	—	14	1,150	95	256	1,501
Mareeba (S)	8	648	4	180	12	828	28	396	1,252
Mulgrave (S)	112	10,229	46	2,378	158	12,607	547	947	14,101
Torres (S)	1	39	—	—	1	39	—	—	39
Other areas	4	179	—	—	4	179	—	—	179
Far North (SD)	175	15,159	69	3,578	244	18,737	1,247	27,379	47,364
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	2	450	—	—	2	450	—	—	450
Mount Isa (C)	3	287	—	—	3	287	87	—	374
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	5	737	—	—	5	737	87	—	824
QUEENSLAND									
Queensland	2,290	209,419	916	67,468	3,206	276,887	17,345	113,726	407,957

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

EXPLANATORY NOTES

Introduction

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

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

Scope and coverage

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

building, to satisfy its intended use, is the provision for regular access by persons.

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

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

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

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

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

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

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

EXPLANATORY NOTES — *continued*Definitions — *continued*

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

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

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

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

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

- one storey or
- two or more storeys.

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

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

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

Estimates at constant prices

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

19. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of the base year influences the movement in the constant price series and the usefulness of such series is diminished if the relative price weights of the base year differ significantly

from the price relationships in the other periods included in the series. The more remote a base year is from the current period the less likely that its relative prices will reflect the current situation.

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

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

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

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

Australian Standard Geographical Classification

24. The data are presented according to the Australian Standard Geographical Classification (ASGC), Edition 2.4.

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

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

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

28. *Statistical districts* have been defined around selected urban areas to provide comparable statistics over a period of time. These districts, which are intended to contain the anticipated urban spread for at least 20 years,

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

are generally defined as having a population of 25,000 or more and experiencing urban growth beyond the LGA boundaries.

29. From July 1994 the statistics reflect the changes made to the ASGC spatial units.

- (a) Cooloola (S) has been formed by the amalgamation of Gympie (C) and Widgee (S).
- (b) The boundaries of Brisbane (C) and Logan (C) were amended by the transfer of Underwood Pt A to Underwood Pt B (renamed Underwood); the transfer of part of Karawatha to Woodridge; and part of Rochedale South to Burbank.
- (c) (i) Burnett (S) has been formed by the amalgamation of Gooburru (S) and Woongarra (S).
(ii) The boundaries of Bundaberg (C) and Burnett (S) were amended by the transfer of part of Burnett (S) to Bundaberg (C).
- (d) The boundaries of Maryborough (C) and Woocoo (S) were amended by the transfer of part of Woocoo (S) to Maryborough (C).
- (e) Warwick (S) has been formed by the amalgamation of Warwick (C) and the Shires of Allora, Glengallan and Rosenthal.
- (f) The City of Mackay comprises the amalgamated areas of the former City of Mackay and Shire of Pioneer.
- (g) The boundaries of Burdekin (S), Dalrymple (S), Hinchinbrook (S), Thuringowa (C) and Townsville (C) were amended by the transfer of part of Burdekin (S) to Dalrymple (S); part of Dalrymple (S) to Thuringowa (C); part of Thuringowa (C) to Townsville (C); part of Townsville (C) to Hinchinbrook (S); part of Thuringowa (C) to Burdekin (S); and part of Thuringowa (C) to Dalrymple (S).
- (h) The boundaries of Bundaberg and Townsville Statistical Districts have been altered. For further details, inquiries should be made to the contact shown at the front of this publication.

Seasonal adjustment

30. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal

variation. The seasonally adjusted series can, however, be smoothed to reduce the impact of the irregular component thereby creating the trend estimate series. Both the seasonally adjusted and trend estimate series are shown in Table 3.

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

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

Related publications

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

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

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

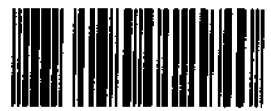
Unpublished statistics

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

Symbols and other usages

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

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



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