

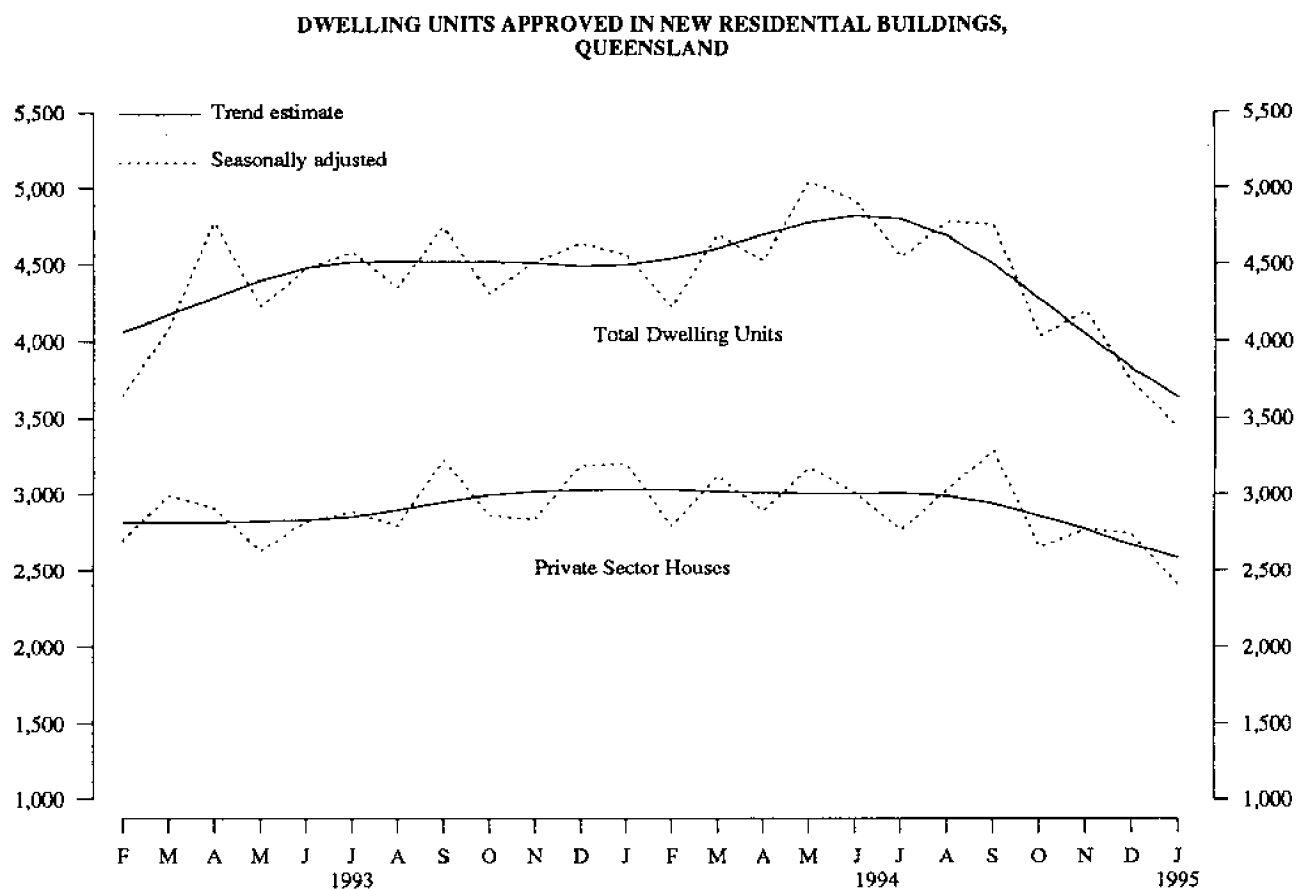


January 1995
Building Approvals
Queensland

Catalogue No. 8731.3

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BUILDING APPROVALS, QUEENSLAND, JANUARY 1995



313 Adelaide Street
 BRISBANE Q 4000
 8 March 1995

R. A. Crockett
 DEPUTY COMMONWEALTH STATISTICIAN

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INQUIRIES

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MAIN FEATURES

Residential building

- The trend estimate series for total dwelling units approved in Queensland declined by 24.3 per cent from July 1994 to January 1995. This followed a rise in the series from January 1994 to June 1994 of 7.2 per cent.
- From August 1994 to January 1995 there was a decline of 13.5 per cent in the trend estimate for private sector houses.
- Seasonally adjusted, the number of dwelling units approved in January 1995 was down 7.7 per cent from December 1994. Approvals for private sector houses in January 1995 were down 12.0 per cent from December 1994.
- In original figures, the number of dwelling units approved in January 1995 was 2,805. In the private sector there were 2,004 houses and 676 other residential buildings approved in January 1995.

Non-residential building

- The value of non-residential building approved during the 3 months ended January 1995 was 16.3 per cent lower than for the 3 months ended October 1994.

Total building

- The value of all building approved in the 3 months ended January 1995 was 25.3 per cent lower than for the 3 months ended October 1994.

BUILDING APPROVALS

Period	<i>Dwelling units in new residential buildings</i>			Total building
	Original	Seasonally adjusted	Trend estimate	
	No.	No.	No.	\$m
January 1994	3,572	4,564	4,499	367.8
January 1995	2,805	3,438	3,633	397.9
<i>Three months ended—</i>				
January 1994	12,549	13,725	13,497	1,553.1
October 1994	14,552	13,576	13,453	1,805.2
January 1995	10,451	11,361	11,496	1,349.2

NOTES

This publication contains detailed results for January 1995 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 is now reflected in this current State publication.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals for the 6 months August 1994 to January 1995.

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 32 to 34 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 (February 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 7 per cent in February 1995 the trend estimate for that month would be 2,495, a movement of -3.4 per cent. The movements in the trend estimates for November and December 1994 and January 1995 currently estimated to be -3.2 per cent, -3.5 per cent and -3.3 per cent, respectively, would be revised to -3.3 per cent, -3.5 per cent and -3.3 per cent, respectively. On the other hand, a 7 per cent seasonally adjusted decline in the number of private sector houses approved in February 1995 would produce a trend estimate for February of 2,361, a movement of -5.3 per cent, with the movements in the trend estimates for November, December and January being revised to -3.9 per cent, -4.8 per cent and -4.9 per cent, respectively.

PRIVATE SECTOR HOUSES APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if February 1995 seasonally adjusted estimate			
			is up 7% on January 1995		is down 7% on January 1995	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1994—						
August	2,990	-0.7	2,992	-0.7	2,998	-0.5
September	2,937	-1.8	2,939	-1.8	2,950	-1.6
October	2,861	-2.6	2,862	-2.6	2,867	-2.8
November	2,768	-3.2	2,768	-3.3	2,754	-3.9
December	2,673	-3.5	2,670	-3.5	2,623	-4.8
1995—						
January	2,585	-3.3	2,583	-3.3	2,494	-4.9
February	n.y.a	n.y.a	2,495	-3.4	2,361	-5.3

TOTAL DWELLING UNITS APPROVED, QUEENSLAND RELIABILITY OF TREND ESTIMATES

Month	Trend estimate		Revised trend estimate if February 1995 seasonally adjusted estimate			
			is up 7% on January 1995		is down 7% on January 1995	
	No.	% change from previous month	No.	% change from previous month	No.	% change from previous month
1994—						
August	4,684	-2.4	4,688	-2.3	4,697	-2.1
September	4,496	-4.0	4,498	-4.1	4,514	-3.9
October	4,273	-5.0	4,272	-5.0	4,281	-5.2
November	4,042	-5.4	4,047	-5.3	4,025	-6.0
December	3,821	-5.5	3,839	-5.2	3,768	-6.4
1995—						
January	3,633	-4.9	3,662	-4.6	3,528	-6.4
February	n.y.a	n.y.a	3,508	-4.2	3,306	-6.3

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										
1991-92	12,563	335	12,898	3,885	769	4,654	72	16,520	1,104	17,624
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
1993-94										
July-January	8,309	188	8,497	3,977	227	4,204	78	12,364	415	12,779
1994-95										
July-January	8,135	69	8,204	3,648	294	3,942	54	11,837	363	12,200
1993—										
November	1,119	16	1,135	604	51	655	3	1,726	67	1,793
December	1,124	2	1,126	602	18	620	49	1,775	20	1,795
1994—										
January	870	14	884	473	2	475	4	1,347	16	1,363
February	1,036	12	1,048	583	22	605	7	1,626	34	1,660
March	1,367	14	1,381	555	6	561	38	1,960	20	1,980
April	1,024	15	1,039	577	22	599	—	1,601	37	1,638
May	1,506	48	1,554	556	73	629	4	2,066	121	2,187
June	1,229	25	1,254	342	158	500	4	1,575	183	1,758
July	1,190	9	1,199	688	12	700	10	1,888	21	1,909
August	1,443	7	1,450	904	103	1,007	4	2,351	110	2,461
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
1995—										
January	801	13	814	216	32	248	2	1,019	45	1,064
QUEENSLAND										
1991-92	30,135	895	31,030	9,361	1,480	10,841	194	39,690	2,375	42,065
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
1993-94										
July-January	20,986	315	21,301	9,526	401	9,927	147	30,656	719	31,375
1994-95										
July-January	19,879	197	20,076	8,849	469	9,318	128	28,856	666	29,522
1993—										
November	3,009	38	3,047	1,682	51	1,733	10	4,700	90	4,790
December	2,740	40	2,780	1,335	20	1,355	52	4,127	60	4,187
1994—										
January	2,479	41	2,520	1,034	11	1,045	7	3,520	52	3,572
February	2,542	25	2,567	1,346	40	1,386	16	3,904	65	3,969
March	3,330	35	3,365	1,598	54	1,652	55	4,983	89	5,072
April	2,569	86	2,655	1,322	44	1,366	11	3,901	131	4,032
May	3,543	67	3,610	1,827	154	1,981	17	5,387	221	5,608
June	3,009	84	3,093	1,574	450	2,024	19	4,596	540	5,136
July	2,967	15	2,982	1,496	12	1,508	29	4,492	27	4,519
August	3,396	14	3,410	1,824	103	1,927	15	5,235	117	5,352
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
1995—										
January	2,004	69	2,073	676	48	724	8	2,688	117	2,805

(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														
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-January	767.4	16.5	783.9	261.3	13.9	275.3	1,028.7	30.4	1,059.1	73.9	557.3	782.9	1,660.0	1,915.9
1994-95														
July-January	764.2	6.0	770.3	283.6	41.2	324.8	1,047.9	47.2	1,095.1	80.2	387.6	483.8	1,515.6	1,659.0
1993—														
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
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
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-January	1,851.7	27.6	1,879.3	643.4	24.6	668.0	2,495.1	52.2	2,547.3	135.4	854.2	1,149.6	3,484.5	3,832.3
1994-95														
July-January	1,845.9	17.1	1,863.0	651.3	52.5	703.8	2,497.2	69.6	2,566.8	145.9	764.7	1,007.4	3,407.6	3,720.1
1993—														
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
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

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
1993—								
November r	2,836	3,023	2,876	3,074	4,349	4,456	4,517	4,509
December r	3,194	3,031	3,259	3,079	4,623	4,440	4,644	4,489
1994—								
January r	3,211	3,038	3,271	3,084	4,581	4,426	4,564	4,499
February r	2,793	3,038	2,802	3,083	4,093	4,425	4,228	4,541
March r	3,119	3,025	3,141	3,069	4,614	4,443	4,699	4,608
April r	2,894	3,013	2,984	3,058	4,239	4,495	4,525	4,699
May r	3,176	3,005	3,224	3,055	4,690	4,560	5,042	4,777
June r	3,008	3,007	3,037	3,058	4,834	4,628	4,921	4,821
July r	2,766	3,012	2,831	3,058	4,289	4,657	4,550	4,800
August r	3,035	2,990	3,070	3,028	4,754	4,589	4,777	4,684
September r	3,285	2,937	3,334	2,970	4,780	4,422	4,762	4,496
October r	2,660	2,861	2,686	2,895	4,003	4,185	4,037	4,273
November r	2,769	2,768	2,744	2,807	4,007	3,920	4,197	4,042
December r	2,738	2,673	2,820	2,719	3,566	3,656	3,726	3,821
1995—								
January r	2,410	2,585	2,498	2,640	3,153	3,431	3,438	3,633

(a) Including Conversions, etc. See paragraphs 10 to 12 of the Explanatory Notes. (b) See paragraphs 32 to 34 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	1,377.3	4,294.5	205.5	1,360.8	1,777.3	5,747.7	6,277.4
1993—									
Sept. qtr	764.3	772.3	304.5	1,076.8	57.2	508.2	562.5	1,619.0	1,696.4
Dec. qtr	703.1	716.5	311.3	1,027.8	52.1	298.4	539.1	1,361.1	1,619.0
1994—									
Mar. qtr	661.7	669.9	367.0	1,036.9	45.7	272.1	304.6	1,342.8	1,387.2
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	415.3	1,218.9	58.4	319.7	396.9	1,559.0	1,674.3
Dec. qtr	665.2	670.7	243.1	913.8	57.6	335.1	473.5	1,291.9	1,444.8

(a) See paragraphs 20 to 25 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	July-January				1994		1995
	1992-93	1993-94	1993-94	1994-95	November	December	January
PRIVATE SECTOR							
New houses	2,830.5	3,200.2	1,851.7	1,845.9	276.7	207.0	190.4
New other residential buildings	869.6	1,264.1	643.4	651.3	87.5	64.5	50.2
Total new residential building	3,700.1	4,464.3	2,495.1	2,497.2	364.2	271.6	240.6
Alterations and additions to residential buildings	212.7	228.1	135.2	145.6	25.2	17.3	14.7
Hotels, etc.	37.3	302.1	258.3	35.3	7.9	12.9	1.4
Shops	314.0	332.1	176.9	300.7	27.2	17.0	63.6
Factories	87.7	109.8	64.2	59.4	8.0	6.7	4.2
Offices	89.4	160.9	102.5	86.9	8.0	12.2	4.9
Other business premises	170.6	153.0	76.7	122.8	17.7	11.0	13.1
Educational	44.9	66.4	47.0	41.2	7.4	4.1	4.1
Religious	17.0	14.3	7.7	5.9	0.5	0.2	0.6
Health	49.9	59.7	39.7	35.1	16.0	4.7	2.8
Entertainment and recreational	48.8	78.1	37.8	49.0	10.6	2.0	10.5
Miscellaneous	82.1	72.0	43.5	28.3	5.4	7.9	2.2
Total non-residential building	941.8	1,348.4	854.2	764.7	108.6	78.6	107.3
Total	4,854.6	6,040.9	3,484.5	3,407.6	498.0	367.4	342.6
PUBLIC SECTOR							
New houses	57.8	53.3	27.6	17.1	2.6	2.4	5.9
New other residential buildings	71.6	73.4	24.6	52.5	2.6	2.9	3.3
Total new residential building	129.4	126.7	52.2	69.6	5.2	5.3	9.1
Alterations and additions to residential buildings	0.2	1.1	0.2	0.2	—	—	—
Hotels, etc.	—	2.3	2.3	—	—	—	—
Shops	1.6	3.3	1.6	6.9	1.3	0.3	0.9
Factories	5.7	4.2	1.9	1.2	0.6	0.2	—
Offices	102.5	34.8	19.1	20.6	10.9	1.8	0.1
Other business premises	31.1	186.5	176.1	13.0	0.2	9.2	0.4
Educational	115.6	97.8	75.8	147.9	18.1	10.2	5.6
Religious	—	—	—	—	—	—	—
Health	12.6	42.0	5.8	2.5	—	—	—
Entertainment and recreational	153.4	19.6	6.0	14.0	0.9	1.9	10.9
Miscellaneous	19.7	22.6	6.9	36.6	8.1	11.7	8.3
Total non-residential building	442.2	413.1	295.4	242.7	40.1	35.2	26.2
Total	571.8	540.9	347.8	312.5	45.3	40.5	35.3
TOTAL							
New houses	2,888.3	3,253.5	1,879.3	1,863.0	279.4	209.4	196.2
New other residential buildings	941.2	1,337.5	668.0	703.8	90.1	67.5	53.5
Total new residential building	3,829.6	4,591.0	2,547.3	2,566.8	369.4	276.9	249.7
Alterations and additions to residential buildings	212.9	229.2	135.4	145.9	25.2	17.3	14.7
Hotels, etc.	37.3	304.4	260.5	35.3	7.9	12.9	1.4
Shops	315.6	335.4	178.4	307.6	28.6	17.3	64.5
Factories	93.4	114.0	66.1	60.6	8.5	6.8	4.2
Offices	191.9	195.7	121.7	107.5	18.9	14.0	5.0
Other business premises	201.7	339.5	252.8	135.9	17.9	20.2	13.4
Educational	160.5	164.2	122.8	189.1	25.5	14.2	9.7
Religious	17.0	14.3	7.7	5.9	0.5	0.2	0.6
Health	62.4	101.7	45.5	37.5	16.0	4.7	2.8
Entertainment and recreational	202.2	97.7	43.7	63.1	11.5	3.9	21.4
Miscellaneous	101.9	94.6	50.4	64.9	13.5	19.6	10.5
Total non-residential building	1,383.9	1,761.6	1,149.6	1,007.4	148.7	113.7	133.4
Total	5,426.3	6,581.8	3,832.3	3,720.1	543.3	408.6	397.9

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 — 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
1995 — January	7	0.7	2	0.7	—	—	—	—	—	—	9	1.4
SHOPS												
1994 — 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
1995 — January	36	3.7	16	4.8	9	6.2	5	12.4	2	37.4	68	64.5
FACTORIES												
1994 — 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
1995 — January	9	1.2	4	1.3	3	1.8	—	—	—	—	16	4.2
OFFICES												
1994 — 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
1995 — January	13	1.5	10	3.0	1	0.5	—	—	—	—	24	5.0
OTHER BUSINESS PREMISES												
1994 — 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
1995 — January	28	3.1	14	3.8	6	3.7	2	2.8	—	—	50	13.4
EDUCATIONAL												
1994 — 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
1995 — January	18	2.4	14	3.6	1	0.6	2	3.1	—	—	35	9.7
RELIGIOUS												
1994 — November	1	0.1	2	0.4	—	—	—	—	—	—	3	0.5
December	2	0.2	—	—	—	—	—	—	—	—	2	0.2
1995 — January	4	0.4	1	0.2	—	—	—	—	—	—	5	0.6
HEALTH												
1994 — 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
1995 — January	1	0.1	1	0.2	1	0.5	1	2.0	—	—	4	2.8
ENTERTAINMENT AND RECREATIONAL												
1994 — 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
1995 — January	10	1.3	7	2.3	2	1.3	5	10.3	1	6.3	25	21.4
MISCELLANEOUS												
1994 — 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
1995 — January	12	1.4	4	1.2	—	—	—	—	1	7.9	17	10.5
TOTAL NON-RESIDENTIAL BUILDING												
1994 — 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
1995 — January	138	15.7	73	21.0	23	14.5	15	30.6	4	51.6	253	133.4

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

New other residential building										
Statistical division	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total new residential building	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
										Total
NUMBER OF DWELLING UNITS										
Brisbane	814	104	30	134	60	12	42	114	248	1,062
Moreton	501	41	108	149	24	130	37	191	340	841
Wide Bay-Burnett	219	7	—	7	4	—	—	4	11	230
Darling Downs	101	—	4	4	8	—	—	8	12	113
South West	3	—	—	—	—	—	—	—	—	3
Fitzroy	73	—	—	—	—	—	—	—	—	73
Central West	1	—	—	—	—	—	—	—	—	1
Mackay	82	7	4	11	—	—	—	—	11	93
Northern	111	14	2	16	25	—	—	25	41	152
Far North	167	17	16	33	6	22	—	28	61	228
North West	1	—	—	—	—	—	—	—	—	1
Queensland	2,073	190	164	354	127	164	79	370	724	2,797
VALUE (\$'000)										
Brisbane	78,281	6,376	1,711	8,087	3,842	900	3,750	8,492	16,579	94,859
Moreton	50,014	2,141	8,801	10,941	2,425	10,600	3,230	16,255	27,196	77,211
Wide Bay-Burnett	17,757	401	—	401	252	—	—	252	653	18,410
Darling Downs	9,588	—	336	336	390	—	—	390	726	10,315
South West	273	—	—	—	—	—	—	—	—	273
Fitzroy	6,522	—	—	—	—	—	—	—	—	6,522
Central West	45	—	—	—	—	—	—	—	—	45
Mackay	7,398	531	400	931	—	—	—	—	931	8,329
Northern	10,058	1,221	180	1,401	2,003	—	—	2,003	3,404	13,462
Far North	16,249	743	1,420	2,163	330	1,500	—	1,830	3,993	20,242
North West	63	—	—	—	—	—	—	—	—	63
Queensland	196,247	11,412	12,848	24,261	9,242	13,000	6,980	29,222	53,483	249,730

(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
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-January	1,001	17,003	1,965	835	498	21,301
1994-95						
July-January	1,405	15,649	1,748	812	462	20,076
1993—						
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
1995—						
January	162	1,597	151	83	80	2,073

(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, JANUARY 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	814	78,281	248	16,579	1,062	94,859	8,285	32,061	135,205
Moreton	501	50,014	340	27,196	841	77,211	2,429	43,087	122,727
Wide Bay-Burnett	219	17,757	11	653	230	18,410	1,032	12,249	31,691
Darling Downs	101	9,588	12	726	113	10,315	660	3,735	14,710
South West	3	273	—	—	3	273	—	352	625
Fitzroy	73	6,522	—	—	73	6,522	607	7,310	14,438
Central West	1	45	—	—	1	45	29	1,600	1,674
Mackay	82	7,398	11	931	93	8,329	537	10,922	19,788
Northern	111	10,058	41	3,404	152	13,462	462	16,121	30,045
Far North	167	16,249	61	3,993	228	20,242	610	6,011	26,863
North West	1	63	—	—	1	63	47	—	110
Queensland	2,073	196,247	724	53,483	2,797	249,730	14,697	133,448	397,876
STATISTICAL DISTRICT									
Gold Coast-Tweed (b)	177	19,295	207	16,244	384	35,539	1,127	36,457	73,123
Sunshine Coast	162	15,977	115	9,866	277	25,843	942	4,971	31,756
Bundaberg (c)	47	4,028	4	252	51	4,280	447	1,402	6,130
Gladstone	14	1,433	—	—	14	1,433	263	190	1,886
Rockhampton	14	1,190	—	—	14	1,190	68	1,078	2,337
Mackay	38	3,784	7	605	45	4,389	137	10,138	14,664
Townsville (c)	70	6,761	35	3,059	105	9,820	262	9,268	19,350
Cairns	116	10,847	53	3,585	169	14,432	435	4,569	19,435

(a) Excluding Conversions, etc. (b) Excluding that part of the Gold Coast-Tweed Statistical District in New South Wales. (c) See paragraph 31 of the Explanatory Notes.

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, JANUARY 1995

Local government area	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)			
BRISBANE AND MORETON STATISTICAL DIVISIONS (b)									
Albert (S)	176	17,128	26	2,460	202	19,588	666	3,223	23,476
Beaudesert (S)	41	3,639	—	—	41	3,639	180	185	4,003
Boonah (S)	5	383	—	—	5	383	—	347	730
Brisbane (C)	357	38,610	152	11,186	509	49,796	6,282	23,561	79,638
Caboolture (S)	98	8,694	6	377	104	9,071	95	2,422	11,588
Caloundra (C)	64	6,492	22	1,560	86	8,052	551	1,040	9,642
Esk (S)	6	446	—	—	6	446	25	—	471
Gatton (S)	6	871	—	—	6	871	49	700	1,620
Gold Coast (C)	52	6,166	181	13,784	233	19,950	549	33,304	53,803
Ipswich (C)	14	1,080	24	1,097	38	2,176	353	545	3,075
Kilcoy (S)	—	—	—	—	—	—	—	—	—
Laidley (S)	20	1,406	—	—	20	1,406	97	—	1,503
Logan (C)	70	5,317	4	290	74	5,607	365	1,993	7,965
Maroochy (S)	115	11,424	50	4,347	165	15,771	193	4,312	20,276
Moreton (S)	48	4,372	—	—	48	4,372	129	242	4,743
Noosa (S)	64	5,260	61	5,046	125	10,306	337	231	10,874
Pine Rivers (S)	78	6,680	3	269	81	6,949	343	764	8,056
Redcliffe (C)	13	1,338	11	540	24	1,878	18	398	2,294
Redland (S)	88	8,989	48	2,820	136	11,809	482	1,882	14,174
Brisbane and Moreton (SDs)	1,315	128,295	588	43,775	1,903	172,070	10,714	75,148	257,932
WIDE BAY-BURNETT STATISTICAL DIVISION									
Bundaberg (C)	33	2,859	4	252	37	3,111	403	1,402	4,916
Burnett (S)	31	2,624	—	—	31	2,624	80	—	2,705
Cooloola (S)	28	2,120	2	116	30	2,236	193	435	2,864
Gayndah (S)	—	—	—	—	—	—	—	—	—
Hervey Bay (C)	58	4,470	5	285	63	4,755	64	9,495	14,314
Isis (S)	4	320	—	—	4	320	60	—	380
Kingaroy (S)	6	690	—	—	6	690	11	171	872
Kolan (S)	—	—	—	—	—	—	—	—	—
Maryborough (C)	7	751	—	—	7	751	20	550	1,321
Miriam Vale (S)	9	742	—	—	9	742	—	—	742
Mundubbera (S)	1	108	—	—	1	108	—	—	108
Nanango (S)	13	804	—	—	13	804	56	—	860
Tiaro (S)	6	450	—	—	6	450	11	—	461
Other areas	23	1,820	—	—	23	1,820	133	196	2,149
Wide Bay-Burnett (SD)	219	17,757	11	653	230	18,410	1,032	12,249	31,691

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, JANUARY 1995—continued

Local government area	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)			
DARLING DOWNS STATISTICAL DIVISION									
Cambooya (S)	10	680	—	—	10	680	16	—	696
Chinchilla (S)	1	80	—	—	1	80	12	—	92
Clifton (S)	—	—	—	—	—	—	—	—	—
Crow's Nest (S)	13	1,524	—	—	13	1,524	57	—	1,581
Dalby (T)	4	273	—	—	4	273	40	53	367
Goondiwindi (T)	3	300	—	—	3	300	25	790	1,115
Jondaryan (S)	8	787	—	—	8	787	35	56	878
Millmerran (S)	3	231	—	—	3	231	—	—	231
Pittsworth (S)	—	—	—	—	—	—	—	—	—
Rosalie (S)	5	376	—	—	5	376	—	—	376
Stanthorpe (S)	4	272	—	—	4	272	—	—	272
Tara (S)	—	—	—	—	—	—	—	—	—
Toowoomba (C)	36	3,750	12	726	48	4,477	280	2,536	7,293
Wambo (S)	—	—	—	—	—	—	—	—	—
Warwick (S)	9	590	—	—	9	590	115	—	705
Other areas	5	725	—	—	5	725	81	300	1,106
Darling Downs (SD)	101	9,588	12	726	113	10,315	660	3,735	14,710
SOUTH WEST STATISTICAL DIVISION									
Balonne (S)	—	—	—	—	—	—	—	—	—
Roma (T)	1	89	—	—	1	89	—	352	441
Other areas	2	184	—	—	2	184	—	—	184
South West (SD)	3	273	—	—	3	273	—	352	625
FITZROY STATISTICAL DIVISION									
Banana (S)	1	94	—	—	1	94	—	—	94
Calliope (S)	6	613	—	—	6	613	91	—	705
Duaringa (S)	—	—	—	—	—	—	39	100	139
Emerald (S)	15	1,467	—	—	15	1,467	34	5,242	6,743
Fitzroy (S)	11	593	—	—	11	593	16	336	945
Gladstone (C)	10	1,061	—	—	10	1,061	172	190	1,423
Livingstone (S)	20	1,703	—	—	20	1,703	187	700	2,590
Peak Downs (S)	—	—	—	—	—	—	—	—	—
Rockhampton (C)	8	817	—	—	8	817	68	742	1,627
Other areas	2	173	—	—	2	173	—	—	173
Fitzroy (SD)	73	6,522	—	—	73	6,522	607	7,310	14,438

TABLE 10 — TYPE OF BUILDING APPROVED IN LOCAL GOVERNMENT AREAS, QUEENSLAND, JANUARY 1995—continued

Local government area	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)			
MACKAY STATISTICAL DIVISION									
Belyando (S)	—	—	—	—	—	—	—	—	—
Broadsound (S)	3	196	—	—	3	196	—	—	196
Mackay (C)	46	4,426	7	605	53	5,031	328	10,213	15,572
Sarina (S)	6	559	—	—	6	559	48	198	805
Whitsunday (S)	22	1,896	4	326	26	2,222	102	511	2,835
Other areas	5	321	—	—	5	321	58	—	379
Mackay (SD)	82	7,398	11	931	93	8,329	537	10,922	19,788
NORTHERN STATISTICAL DIVISION									
Bowen (S)	5	392	—	—	5	392	—	66	459
Burdckin (S)	10	775	—	—	10	775	55	70	900
Charters Towers (C)	5	449	—	—	5	449	33	6,370	6,851
Dalrymple (S)	2	158	—	—	2	158	—	—	158
Hinchinbrook (S)	8	572	6	345	14	917	11	347	1,275
Thuringowa (C)	55	5,062	—	—	55	5,062	118	685	5,865
Townsville (C)	26	2,650	35	3,059	61	5,709	245	8,583	14,537
Northern (SD)	111	10,058	41	3,404	152	13,462	462	16,121	30,045
FAR NORTH STATISTICAL DIVISION									
Atherton (S)	7	693	—	—	7	693	36	792	1,521
Cairns (C)	13	1,186	38	2,920	51	4,106	200	1,476	5,783
Cardwell (S)	4	215	—	—	4	215	31	—	245
Cook (S) (including Weipa)	1	40	—	—	1	40	29	—	69
Douglas (S)	12	1,716	6	305	18	2,021	51	—	2,072
Eacham (S)	—	—	—	—	—	—	—	—	—
Johnstone (S)	8	1,035	—	—	8	1,035	—	132	1,167
Mareeba (S)	12	1,059	—	—	12	1,059	16	518	1,593
Mulgrave (S)	108	10,104	17	768	125	10,872	248	3,093	14,213
Torres (S)	—	—	—	—	—	—	—	—	—
Other areas	2	201	—	—	2	201	—	—	201
Far North (SD)	167	16,249	61	3,993	228	20,242	610	6,011	26,863
NORTH WEST STATISTICAL DIVISION									
Carpentaria (S)	—	—	—	—	—	—	—	—	—
Cloncurry (S)	1	63	—	—	1	63	—	—	63
Mount Isa (C)	—	—	—	—	—	—	47	—	47
Other areas	—	—	—	—	—	—	—	—	—
North West (SD)	1	63	—	—	1	63	47	—	110
QUEENSLAND									
Queensland	2,073	196,247	724	53,483	2,797	249,730	14,697	133,448	397,876

(a) Excluding Conversions, etc. (b) See paragraph 27 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. Commencing with this issue of this publication, the number of dwelling units approved as part of alterations and additions to existing 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, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, now 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. *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.

EXPLANATORY NOTES — *continued*Definitions — *continued*

14. 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.

15. *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 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'.

16. 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.

17. 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.

18. 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.

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

Estimates at constant prices

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

21. 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.

22. 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.

23. 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.)

24. 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'.

25. 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

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

27. 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.

28. *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).

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

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

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.

30. *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.

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

- (a) Cooloola (S) has been formed by the amalgamation of Gympie (C) and Widgee (S).
- (b) The boundaries of Brisbane (C) and Logan (C) were amended by the transfer of Underwood Pt A to Underwood Pt B (renamed Underwood); the transfer of part of Karawatha to Woodridge; and part of Rochedale South to Burbank.
- (c) (i) Burnett (S) has been formed by the amalgamation of Gooburrum (S) and Woongarra (S).

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

Seasonal adjustment

32. 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.

33. 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.

34. 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

35. Users may also wish to refer to the following publications which are available on request:

*Dwelling Unit Commencements Reported by
Approving Authorities* (8741.3) – Monthly (\$11.00)
Building Activity (8752.3) – Quarterly (\$12.00)

36. 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

37. 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)

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



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